



**CITY OF OPELIKA**  
**CITY COUNCIL**  
**WORKSESSION MEETING AGENDA**  
300 Martin Luther King Blvd.  
**January 6, 2026**  
**TIME: 5:50 PM**

1. A CALL TO ORDER
  1. George Allen, Janataka Hughley-Holmes, Leigh Whatley, Chuck Beams, Todd Rauch
2. PRESENTATIONS
3. RESOLUTIONS
  1. Accept Dedication of ROW from JAD Real Estate, LLC - ENG.
  2. Accept Dedication of ROW from 2112 Cunningham Property Exchange, LLC - ENG.
  3. Accept Public Infrastructure and Utilities of Various Subdivisions - ENG.
  4. Approve Change Order #1 for the Thomason Drive Extension Project - ENG.
  5. Approve First Amendment to Opelika Mill Holdings Development Agreement - ENG.
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

*"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 OF OPELIKA**  
**CITY COUNCIL**  
**REGULAR MEETING AGENDA**  
300 Martin Luther King Blvd.  
**January 6, 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. Daryl Cobb from the Mustard Seed Faith Center.
4. PLEDGE OF ALLEGIANCE
  1. Kelsee Pruitt and Caleb Kenney from Jeter Primary School.
5. ADOPTION OF THE AGENDA
  1. Motion to Adopt the CM Agenda for 01-06-26.
6. APPROVAL OF THE MINUTES OF PREVIOUS MEETING(S)
  1. Minutes from the 12-16-25 council meeting.
7. UNFINISHED BUSINESS
8. MAYOR COMMENTS AND RECOGNITIONS
  1. Rebuild Alabama Funds Report - Scott Parker, City Engineer.
  2. Proclamation for Human Trafficking Awareness Month.
  3. Attagirl Award for Yarbi Cound.
  4. Recognize OPD Promotions & Reassignments.
9. PUBLIC HEARINGS (Limit comments to 3 minutes or less)
  1. Public Hearing - Approve First Amendment to Opelika Mill Holdings Development Agreement.
  2. Public Hearing - Demolition - 1801 South Long Street.

3. Public Hearing - Demolition - 111 South Railroad Avenue.
4. Public Hearing - Amend Development Plan: Wyndham PUD, 15.04 Acres, 3150 Wyndham Industrial Drive.
5. Public Hearing - Amend Text of Zoning Ordinance: Section 7.3A: "Minimum Lot Width" in the area requirements table for the C-1 zoning district from 60' to "N".
6. Public Hearing - Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, GC-P.
7. Public Hearing - Amend Zoning Ordinance & Map: 2505 Anderson Road, 20.1 Acres, from R-3 to R-4.

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

11. CONSENT AGENDA

1. **General Business:** Request Alcohol License - Opelika Bottle Shop 25 DBA Tipsy Town, Retail Wine and Beer Off Premise.
2. **Bid:** Re-Roofing the Dallas B. Smith Armory Building - PW (\$190,000).
3. **Bid:** Re-Roofing the City Hall and City Hall Annex Buildings - PW (\$262,000).
4. **Resolution:** Accept Dedication of ROW from JAD Real Estate, LLC - ENG.
5. **Resolution:** Accept Dedication of ROW from 2112 Cunningham Property Exchange, LLC - ENG.
6. **Resolution:** Accept Public Infrastructure and Utilities of Various Subdivisions - ENG.
7. **Resolution:** Amend the Organizational Chart of the Economic Development Department - HR.
8. **Resolution:** Approve Change Order #1 for the Thomason Drive Extension Project - ENG (\$68,220).
9. **Resolution:** Establish a Committee in Support of the Alabama USA Semi-Quincentennial Commission.
10. **Resolution:** Reappoint Ben Hand as Municipal Court Judge - MC.
11. **Resolution:** Annual Appropriation Contract FY2026 with Lee County Literacy Coalition (\$4,000).
12. **Resolution:** Special Appropriation to the J. W. Darden Foundation (\$2,500).
13. **Resolution:** Special Appropriation to The Sound Wall Music Initiative for the 7th Annual Songwriters Festival (\$10,000).

12. GENERAL BUSINESS

13. AWARDING OF BIDS

14. RESOLUTIONS

1. Approve First Amendment to Opelika Mill Holdings Development Agreement - ENG.
2. Demolition - 1801 South Long Street.
3. Demolition - 111 South Railroad Avenue.

15. ORDINANCES

1. Amend Section 12.4.2.2 of the Personnel Policies and Procedures Manual of the City of Opelika - 2nd Reading.
2. Amend Development Plan: Wyndham PUD, 15.04 Acres, 3150 Wyndham Industrial Drive - 1st Reading.
3. Amend Text of Zoning Ordinance: Section 7.3A: "Minimum Lot Width" in the area requirements table for the C-1 zoning district from 60' to "N" - 1st Reading.
4. Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, 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 - Responsibility, the quality or state of being responsible; such as a moral, legal, or mental accountability.
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 OF OPELIKA**  
**CITY COUNCIL**  
**WORKSESSION MEETING AGENDA**  
300 Martin Luther King Blvd.  
**January 6, 2026**  
**TIME: 5:50 PM**

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7. GENERAL / DISCUSSION
8. END OF WORK SESSION

*"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."*

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ACCEPTING DEDICATION OF RIGHT-OF-WAY OF PUBLIC  
STREET (EXTENSION OF HI-PACK DRIVE)**

**BE IT RESOLVED** by the City Council of the City of Opelika, Alabama ("City Council") as follows:

1. That the City Council hereby accepts the dedication of the public right-of-way set forth in that certain Right-of-Way Deed executed by JAD REAL ESTATE, LLC, of record in Deed Book 2763 at Page 522 in the Office of the Judge of Probate of Lee County, Alabama, and more particularly described as follows:

**A part of the NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 22, Township 19N, Range 26E, identified as Tract No. 1 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from the common section corner of Sections 14, 15, 22, and 23, T-19-N, R-26-E, thence S00°32'30"E a distance of 761.22 feet to a point on the acquired right of way, also being the Point of Beginning of the property herein described;

Thence S00°32'30"E along grantor's east property line a distance of 152.31 feet to a point on the present right-of-way line;

Thence S88°13'33"W along said present right-of-way line a distance of 685.96 feet to a point on the present property line;

Thence N08°28'37"E along said present property line a distance of 21.70 feet to a point on the acquired right-of-way line, said point being 28.57 feet left of Hi-Pack Drive station 17+07.52;

Thence N89°26'48"E along said acquired right-of-way line a distance of 197.28 feet to a point on said acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 19+04.805;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 315.82 feet (said arc having a chord bearing of S77°23'00"W, a counterclockwise direction, a chord distance of 313.49 feet, and a radius of 750.00 feet) to a point on the acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 22+41.67;

Thence N65°19'12"E along the acquired right-of-way line a distance of 195.67 feet to a point on the present property line 50.00 feet left of Hi-Pack Drive station 24+37.34, the point and place of Beginning;

The above described parcel contains 0.805 acre, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

2. That the recorded deed and drawing prepared by the City of Opelika showing the location of said right-of-way is attached hereto and made a part of this Resolution.
3. That the above-described right-of-way shall be a part of Hi-Pack Drive. All maps and street signs will not need to be altered.
4. That this Resolution shall take effect upon its passage and adoption by the City Council.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

STATE OF ALABAMA )  
: )  
COUNTY OF LEE )

2763 522  
Recorded in the Above  
DEEDS Book & Page  
11-19-2025 09:17:17 AM  
Jere Colley - Probate Judge  
Lee County, AL  
Book/Page: 2763/522  
Term/Cashier: CHPJREC02 / CO  
Tran#: 33556.503066.649174  
Recorded: 11-19-2025 09:17:27  
DFE Deed Tax 0.50  
REC Recording Fee 29.00  
Total Fees: \$ 29.50

**RIGHT-OF-WAY DEED FOR PUBLIC STREET WITH  
GRANT OF TEMPORARY CONSTRUCTION EASEMENT  
(EXTENSION OF HI-PACK DRIVE)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, JAD REAL ESTATE, LLC, an Alabama limited liability company, in hand paid by the CITY OF OPELIKA, ALABAMA, a municipal corporation, the receipt and sufficiency of which are hereby acknowledged, the said JAD Real Estate, LLC, does hereby donate, grant, bargain, sell and convey unto the said CITY OF OPELIKA, ALABAMA, a municipal corporation, herein referred to as Grantee, the following described real estate situated in Opelika, Lee County, Alabama, to-wit:

**A part of the NE ¼ of NE ¼, Section 22, Township 19N, Range 26E, identified as Tract No. 1 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from the common section corner of Sections 14, 15, 22, and 23, T-19-N, R-26-E, thence S00°32'30"E a distance of 761.22 feet to a point on the acquired right of way, also being the Point of Beginning of the property herein described;

Thence S00°32'30"E along grantor's east property line a distance of 152.31 feet to a point on the present right-of-way line;

Thence S88°13'33"W along said present right-of-way line a distance of 685.96 feet to a point on the present property line;

Thence N08°28'37"E along said present property line a distance of 21.70 feet to a point on the acquired right-of-way line, said point being 28.57 feet left of Hi-Pack Drive

station 17+07.52;

Thence N89°26'48"E along said acquired right-of-way line a distance of 197.28 feet to a point on said acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 19+04.805;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 315.82 feet (said arc having a chord bearing of S77°23'00"W, a counterclockwise direction, a chord distance of 313.49 feet, and a radius of 750.00 feet) to a point on the acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 22+41.67;

Thence N65°19'12"E along the acquired right-of-way line a distance of 195.67 feet to a point on the present property line 50.00 feet left of Hi-Pack Drive station 24+37.34, the point and place of Beginning;

The above described parcel contains 0.805 acre, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

ALSO, together with a temporary construction easement described as follows:

**Temporary Construction Easement 1 of 1:**

Commencing from the common section corner of Sections 14, 15, 22, and 23, T-19-N, R-26-E; thence S00°32'30"E a distance of 761.22 feet to a point on the temporary easement line, also being the Point of Beginning of the property herein described;

Thence S00°32'30"E along the grantor's east property line a distance of 21.92 feet to a point on the acquired right-of-way line 50.00 feet left of Hi-Pack Drive station 24+37.34;

Thence S65°19'12"W along the acquired right-of-way line a distance of 195.67 feet to a point on the acquired right-of-way line 50.00 feet left of Hi-Pack Drive station 22+41.67;

Thence following the curvature thereof and along said temporary easement line an arc distance of 315.82 feet (said arc having a chord bearing of S77°23'00"W, a clockwise direction, a chord distance of 313.49 feet, and a radius of 750.00 feet) to a point on the temporary easement line, said point being 50.00 feet left of Hi-Pack Drive station 19+04.81;

Thence S89°26'48"W along the acquired right-of-way line a distance of 197.28 feet

to a point on the grantor's west property line;

Thence N08°28'37"E along said present property line a distance of 20.25 feet to a point on the temporary easement line 70.00 feet left of Hi-Pack Drive station 17+10.70;

Thence N89°26'48"E along the temporary easement line a distance of 194.11 feet to a point on the temporary easement line 70.00 feet left of Hi-Pack Drive station 19+04.81;

Thence following the curvature thereof and along said temporary easement line an arc distance of 307.39 feet (said arc having a chord bearing of N77°23'00"E, a counterclockwise direction, a chord distance of 305.13 feet, and a radius of 750.00 feet) to a point on the temporary easement line, said point being 70.00 feet left of Hi-Pack Drive station 22+41.67;

Thence N65°19'12"E along the temporary easement line a distance of 204.63 feet to the point and place of beginning;

The above described parcel contains 0.325 acre, more or less.

The above temporary construction easement is subject to the following terms and conditions:

1. This temporary construction easement shall terminate on January 1, 2027, or upon completion of construction activities, whichever occurs first.
2. Grantee shall have the right to enter the easement areas to perform construction activities related to the project, including the placement and storage of construction equipment, machinery and tools within the easement areas and to do all other actions necessary and appropriate to the construction of the project.
3. Grantee shall restore the easement areas to its original condition, including any necessary grading, seeding or landscaping upon completion of construction activities.

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

Deed Reference: Deed Book 2757 Page 640

**TO HAVE AND TO HOLD** unto said CITY OF OPELIKA, ALABAMA, a municipal

corporation, its successors and assigns in fee simple, forever.

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

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed on this the 19<sup>th</sup> day of November, 2025.

JAD REAL ESTATE, LLC

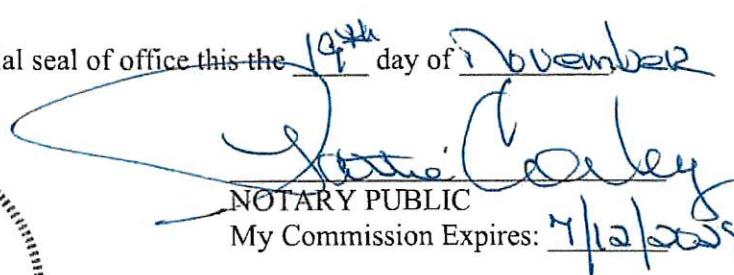
By: 

MANAGER

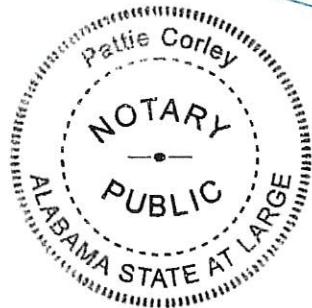
STATE OF ALABAMA,  
COUNTY OF LEE.

I, the undersigned authority, a Notary Public in and for said county and state, hereby certifies that Pattie Corley, whose name as Manager of JAD REAL ESTATE, LLC, is signed to the foregoing easement and who is known to me, acknowledged before me on this day that, being informed of the contents of said Right-of-Way Deed, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the said bears date.

GIVEN under my hand and official seal of office this the 19<sup>th</sup> day of November 2025.

  
NOTARY PUBLIC

My Commission Expires: 7/12/2028

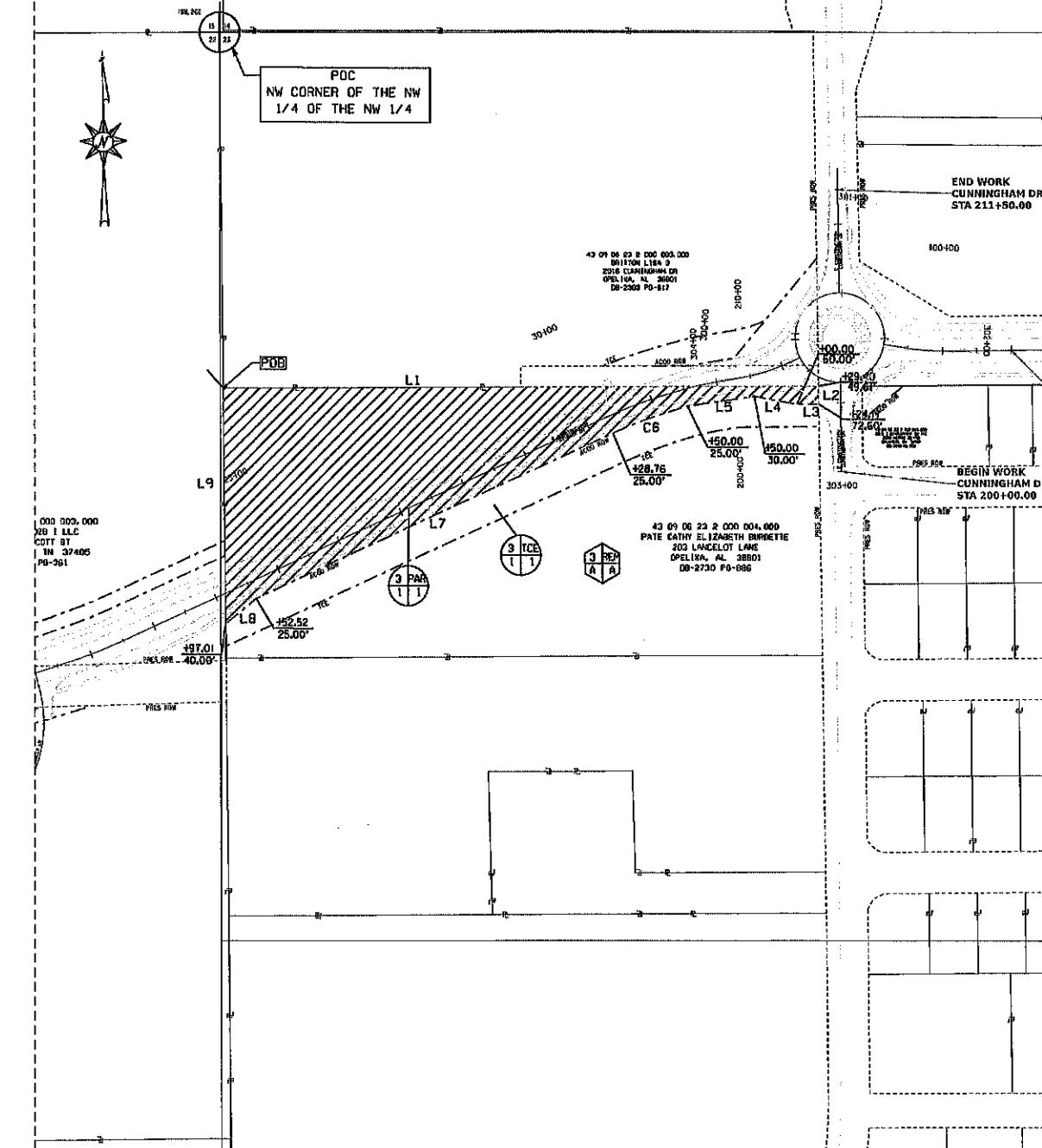


GRANTEE'S ADDRESS  
CITY OF OPELIKA  
204 SOUTH 7<sup>TH</sup> STREET  
OPELIKA, AL 36801

This document prepared by:  
Guy F. Gunter, III  
City Attorney  
City of Opelika  
P.O. Box 390  
Opelika, AL 36803  
334-705-2074

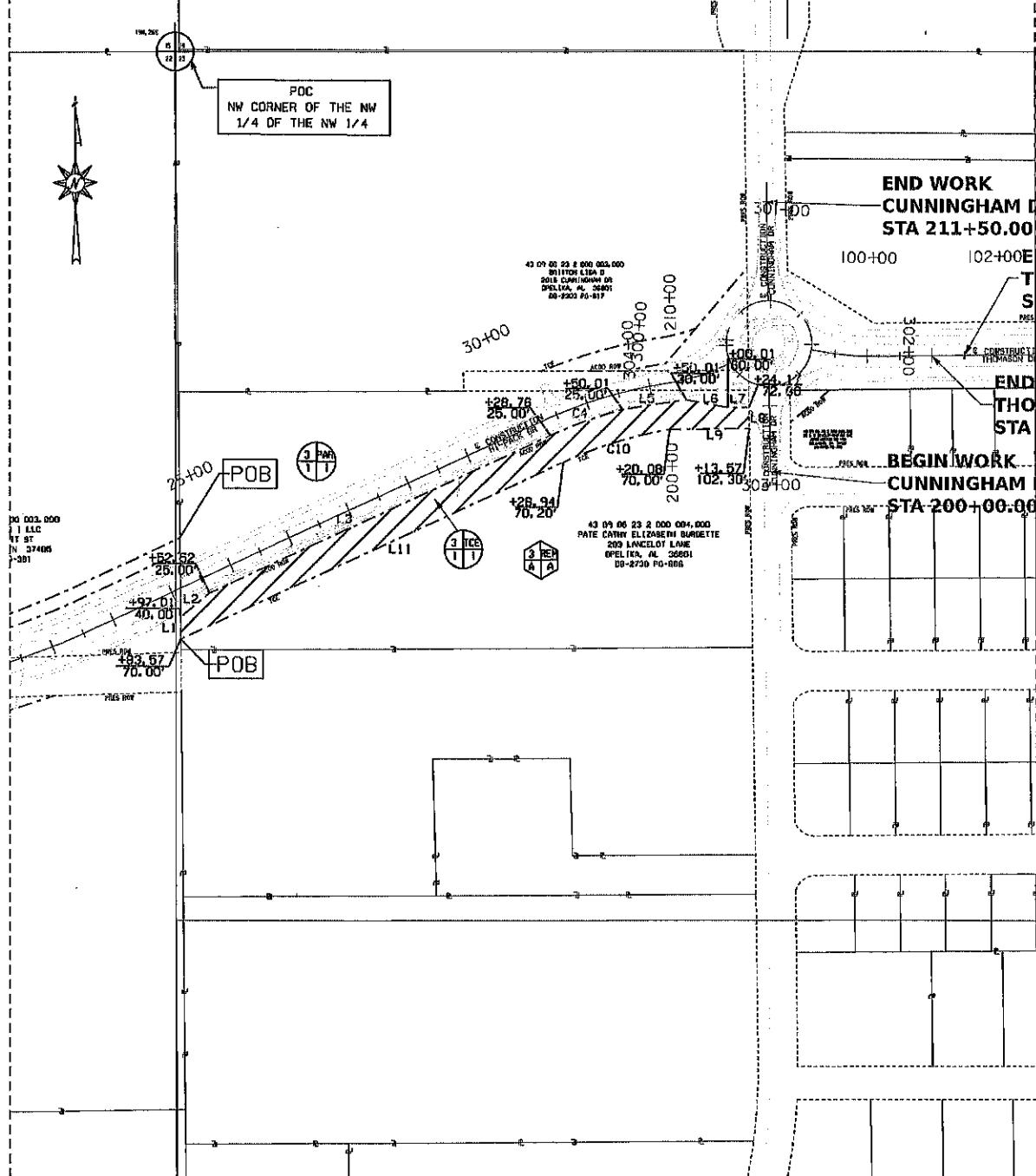
| CALL | BEARING     | DISTANCE | RADIUS | CH. BEARING | ARC LENGTH |
|------|-------------|----------|--------|-------------|------------|
| L1   | N89°27'30"E | 875.70   |        |             |            |
| L2   | S00°43'21"E | 25.90    |        |             |            |
| L3   | S89°16'39"W | 336.11   |        |             |            |
| L4   | N79°36'04"W | 25.90    |        |             |            |
| L5   | S81°30'37"W | 31.85    |        |             |            |
| C6   |             | 116.77   | 675.00 | S70°16'56"W | 116.92     |
| L7   | S65°19'12"W | 576.24   |        |             |            |
| L8   | S50°11'52"W | 59.35    |        |             |            |
| L9   | N00°32'30"W | 339.05   |        |             |            |

2763 527  
DEEDS Book & Page



| CALL | BEARING     | DISTANCE | RADIUS | CH. BEARING | ARC LENGTH |
|------|-------------|----------|--------|-------------|------------|
| L1   | N00°32'30"W | 32.87    |        |             |            |
| L2   | N50°11'52"E | 57.50    |        |             |            |
| L3   | N65°19'12"E | 576.24   |        |             |            |
| C4   |             | 116.77   | 675    | N70°16'56"E | 999.94     |
| L5   | N81°30'37"E | 99.29    |        |             |            |
| L6   | S79°36'04"E | 64.46    |        |             |            |
| L7   | N89°16'39"E | 31.85    |        |             |            |
| L8   | S00°43'21"E | 32.64    |        |             |            |
| L9   | S89°22'36"W | 120.71   |        |             |            |
| C10  |             | 171.66   | 630    | S73°09'01"W | 172.19     |
| L11  | S65°19'12"W | 645.19   |        |             |            |

23-74-3 52B  
DEI DR Book & Page



TRACT NUMBER: 3  
OWNER: PATE CATHY  
ELIZABETH BURDETTE  
TOTAL ACREAGE: 7.869  
R/W REQUIRED: 2.763  
REQUIRED TCE: 0.932  
RFMATTNR: 5 MAR

CITY OF OPELIKA  
PROJ NO: R071321196  
COUNTY: LEE  
SCALE: 1" = 200'  
DATE: 08/12/2025  
SKETCH: 2 OF 2

# Real Estate Sales Validation Form

2763 529  
DEEDS Book & Page

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC  
Mailing Address 3738 NASH CREEK DRIVE  
OPELIKA, AL 36804

Grantee's Name CITY OF OPELIKA, ALABAMA  
Mailing Address 204 S. 7TH STREET  
OPELIKA, AL 36801

Property Address A part of the NW 1/4 of NW 1/4 Section 23,  
Township 19N, Range 26E, identified as Tract No. 3  
on Project No R071321196 in Lee County, Alabama

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_ No Consideration (Donation)  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other Resolution approving ROW Deed  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/2025

Print Scott Parke

Sign S. Parke

X Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ACCEPTING DEDICATION OF RIGHT-OF-WAY OF PUBLIC  
STREET (EXTENSION OF HI-PACK DRIVE)**

**BE IT RESOLVED** by the City Council of the City of Opelika, Alabama ("City Council") as follows:

1. That the City Council hereby accepts the dedication of the public right-of-way set forth in that certain Right-of-Way Deed executed by 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC, of record in Deed Book 2763 at Page 530 in the Office of the Judge of Probate of Lee County, Alabama, and more particularly described as follows:

**A part of the NW ¼ of NW ¼, Section 23, Township 19N, Range 26E, identified as Tract No. 3 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from a common section corner for Section 14, 15, 22 and 23 thence S00°32'30"E a distance of 520.10 feet to the northwest corner of Lot 8, Pepperell Manufacturing Company Subdivision of the Frisbee Tract, as recorded in Plat Book 3, Page 16, in the office of the Judge of Probate of Lee County, Alabama, and the True Point of Beginning of the property herein described;

Thence N89°27'30"E, along the north line of said Lot 8, 875.70 feet, more or less, to the westerly right of way line of Cunningham Drive;

Thence S00°43'21"E along said present right-of-way line a distance of 25.90 feet to a point on the acquired right-of-way line 72.60 feet right of Hi-Pack Drive station 33+24.17;

Thence S89°16'39"W along the present right-of-way line a distance of 31.85 feet to a point on the acquired right-of-way line 60.00 feet right of Hi-Pack Drive station 33+00.00;

Thence N79°36'04"W along the acquired right-of-way line a distance of 64.46 feet to a point on the acquired right-of-way line 30.00 feet right of Hi-Pack Drive station 32+50.00;

Thence S81°30'37"W along the acquired right-of-way line a distance of 99.29 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station

31+50.00;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of

116.92 feet (said arc having a chord bearing of S70°16'56"W, a counterclockwise direction, a chord distance of 116.77 feet and a radius of 675.00 feet) to a point on the acquired right-of-way line

25.00 feet right of Hi-Pack Drive station 30+28.76;

Thence S65°19'12"W along the acquired right-of-way line a distance of 576.24 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 24+52.52;

Thence S50°11'52"W along the acquired right-of-way line a distance of 59.35 feet to the west line of the aforementioned Lot 8;

Thence N0°32'30"W, 339.05 feet. More or less, to the point and place of Beginning; The above described parcel contains 2.763 acres, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

2. That the recorded deed and drawing prepared by City of Opelika showing the location of said right-of-way is attached hereto and made a part of this Resolution.
3. That the above-described right-of-way shall be a part of Hi-Pack Drive. All maps and street signs will not need to be altered.
4. That this Resolution shall take effect upon its passage and adoption by the City Council.

**ADOPTED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2026.

---

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

ATTEST:

---

CITY CLERK

STATE OF ALABAMA      )  
                            :  
COUNTY OF LEE      )

2763 530  
Recorded in the Above  
DEEDS Book & Page  
11-19-2025 09:20:34 AM  
Jere Colley - Probate Judge  
Lee County, AL  
Book/Pg: 2763/530  
Term/Cashier: CHPJREC02 / coliver  
Trans: 33556.503066.649175  
Recorded: 11-19-2025 09:20:49  
OFE Deed Tax              0.50  
REC Recording Fee        29.00  
Total Fees: \$ 29.50

**RIGHT-OF-WAY DEED FOR PUBLIC STREET WITH  
GRANT OF TEMPORARY CONSTRUCTION EASEMENT  
(EXTENSION OF HI-PACK DRIVE)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC, an Alabama limited liability company, in hand paid by the CITY OF OPELIKA, ALABAMA, a municipal corporation; the receipt and sufficiency of which are hereby acknowledged, the said 2112 Cunningham Property Exchange, LLC, does hereby donate, grant, bargain, sell and convey unto the said CITY OF OPELIKA, ALABAMA, a municipal corporation, herein referred to as Grantee, the following described real estate situated in Opelika, Lee County, Alabama, to-wit:

**A part of the NW 1/4 of NW 1/4, Section 23, Township 19N, Range 26E, identified as Tract No. 3 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from a common section corner for Section 14, 15, 22 and 23 thence S00°32'30"E a distance of 520.10 feet to the northwest corner of Lot 8, Pepperell Manufacturing Company Subdivision of the Frisbee Tract, as recorded in Plat Book 3, Page 16, in the office of the Judge of Probate of Lee County, Alabama, and the True Point of Beginning of the property herein described;

Thence N89°27'30"E, along the north line of said Lot 8, 875.70 feet, more or less, to the westerly right of way line of Cunningham Drive;

Thence S00°43'21"E along said present right-of-way line a distance of 25.90 feet to a point on the acquired right-of-way line 72.60 feet right of Hi-Pack Drive station 33+24.17;

Thence S89°16'39"W along the present right-of-way line a distance of 31.85 feet to a point on the acquired right-of-way line 60.00 feet right of Hi-Pack Drive station 33+00.00;

Thence N79°36'04"W along the acquired right-of-way line a distance of 64.46 feet to a point on the acquired right-of-way line 30.00 feet right of Hi-Pack Drive station 32+50.00;

Thence S81°30'37"W along the acquired right-of-way line a distance of 99.29 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 31+50.00;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 116.92 feet (said arc having a chord bearing of S70°16'56"W, a counterclockwise direction, a chord distance of 116.77 feet and a radius of 675.00 feet) to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 30+28.76;

Thence S65°19'12"W along the acquired right-of-way line a distance of 576.24 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 24+52.52;

Thence S50°11'52"W along the acquired right-of-way line a distance of 59.35 feet to the west line of the aforementioned Lot 8;

Thence N0°32'30"W, 339.05 feet. More or less, to the point and place of Beginning; The above described parcel contains 2.763 acres, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

ALSO, Together with grant of a temporary construction easement described as follows:

**Temporary Construction Easement 1 of 1:**

Commencing from a common section corner for section 14, 15, 22 and 23 thence S00°32'30"E a distance of 892.72 feet to a point on the temporary easement line, said point being 70.00 feet right of Hi-Pack Drive station 23+65.37, also being the Point of Beginning of the property herein described;

Thence N00°32'30"W along the grantor's west property line a distance of 32.87 feet to a point on the acquired right-of-way line 40.00 feet right of Hi-Pack Drive station 23+97.01;

Thence N50°11'52"E along the acquired right-of-way line a distance of 57.50 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 24+52.52;

Thence N65°19'12"E along the acquired right-of-way line a distance of 576.24 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 30+28.76;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 116.77 feet (said arc having a chord bearing of N70°16'56"E, a clockwise direction, a chord distance of 116.77 feet and a radius of 675.00 feet) to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 31+50.01;

Thence N81°30'37"E along the acquired right-of-way line a distance of 99.29 feet to a point on the acquired right-of-way line 30.00 feet right of Hi-Pack Drive station 32+50.00;

Thence S79°36'04"E along the acquired right-of-way line a distance of 64.46 feet to a point on the acquired right-of-way line 60.00 feet right of Hi-Pack Drive station 33+00.00;

Thence N89°16'39"E along the acquired right-of-way line a distance of 31.85 feet to a point on the west present right-of-way line of Cunningham Drive;

Thence S00°43'21"E along said present right-of-way line a distance of 32.64 feet to a point on the temporary easement line 102.30 feet right of Hi-Pack Drive station 33+13.57;

Thence S89°22'36"W along the temporary easement line a distance of 120.71 feet to a point on the temporary easement line 70.00 feet right of Hi-Pack Drive station 32+20.08;

Thence following the curvature thereof and along said temporary easement line an arc distance of 171.66 feet (said arc having a chord bearing of S73°09'01"W, a counterclockwise direction, a chord distance of 171.66 feet and a radius of 630.00 feet) to a point on the temporary easement line 70.20 feet right of Hi-Pack Drive station 23+83.57;

Thence S65°19'12"W along the temporary easement line a distance of 171.66 feet to the

point and place of beginning;

The above described parcel contains 0.932 acre, more or less.

The above temporary construction easement is subject to the following terms and conditions:

1. This temporary construction easement shall terminate on January 1, 2027, or upon completion of construction activities, whichever occurs first.
2. Grantee shall have the right to enter the easement areas to perform construction activities related to the project, including the placement and storage of construction equipment, machinery and tools within the easement areas and to do all other actions necessary and appropriate to the construction of the project.
3. Grantee shall restore the easement areas to its original condition, including any necessary grading, seeding or landscaping upon completion of construction activities.

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

Deed Reference: Deed Book 2750 Page 215

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

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

**IN WITNESS WHEREOF**, the GRANTOR has caused this instrument to be executed

on this the 24<sup>th</sup> day of OCTOBER, 2025.

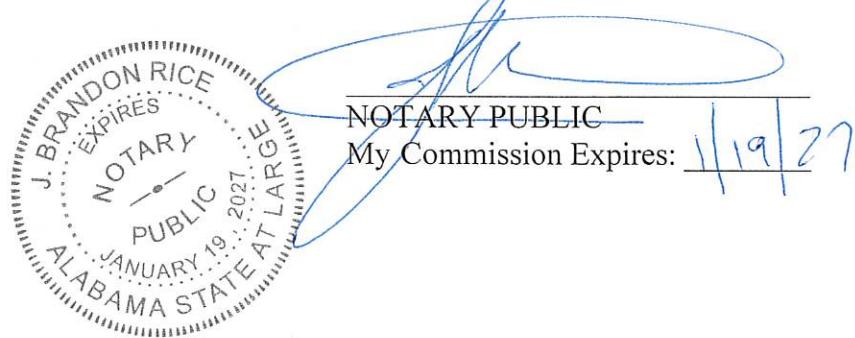
2112 CUNNINGHAM PROPERTY EXCHANGE, LLC

By: Wayne Gentry  
WAYNE GENTRY  
MANAGER

STATE OF ALABAMA,  
COUNTY OF LEE.

I, the undersigned authority, a Notary Public in and for said county and state, hereby certifies that WAYNE GENTRY, whose name as Manager of 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC, is signed to the foregoing easement and who is known to me, acknowledged before me on this day that, being informed of the contents of said Right-of-Way Deed, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the said bears date.

GIVEN under my hand and official seal of office this the 24<sup>th</sup> day of OCTOBER, 2025.

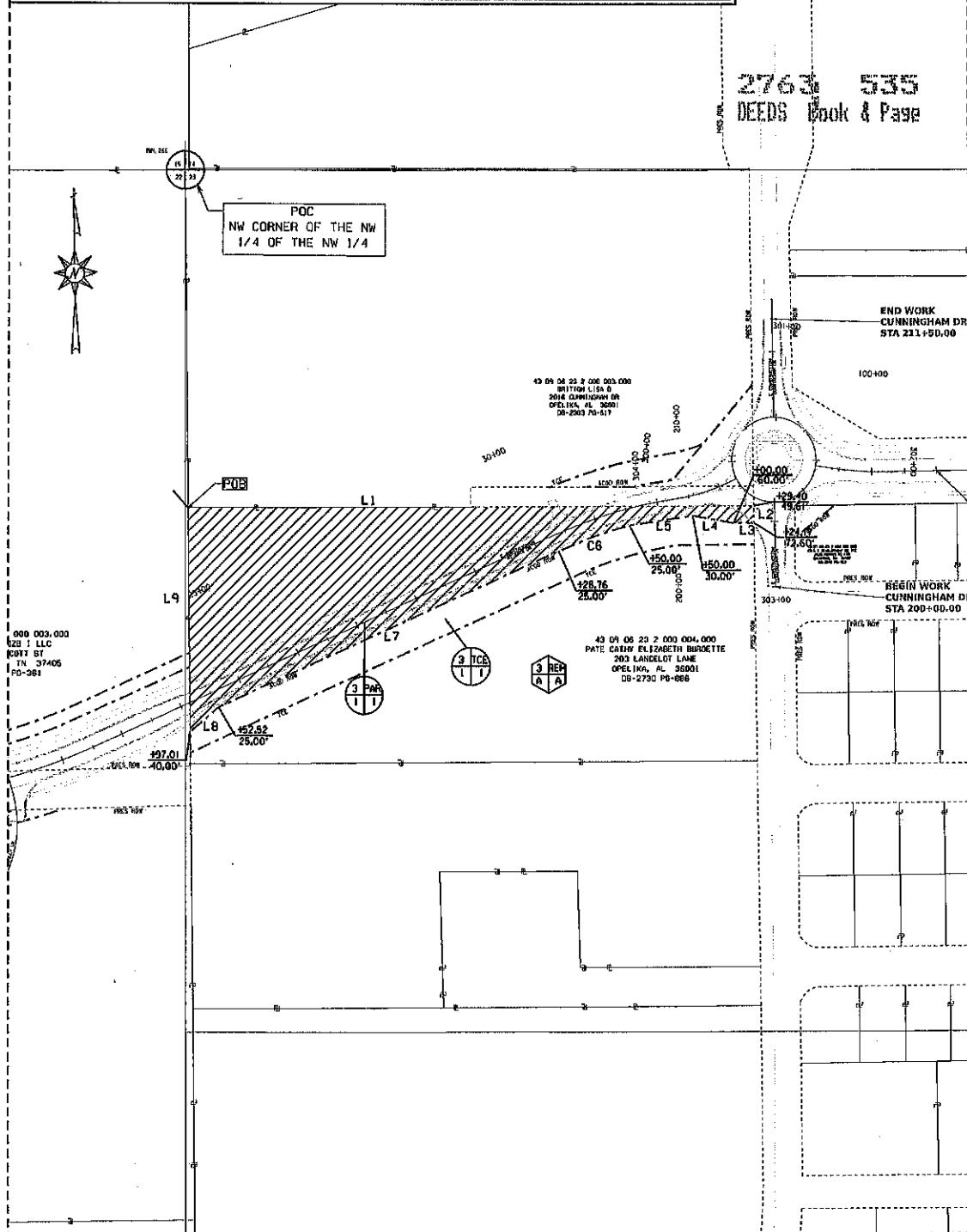


GRANTEE'S ADDRESS  
CITY OF OPELIKA  
204 SOUTH 7<sup>TH</sup> STREET  
OPELIKA, AL 36801

This document prepared by:  
Guy F. Gunter, III  
City Attorney  
City of Opelika  
P.O. Box 390  
Opelika, AL 36803  
334-705-2074

**EXHIBIT "A"**

| CALL | BEARING       | DISTANCE | RADIUS | CH. BEARING   | ARC LENGTH |
|------|---------------|----------|--------|---------------|------------|
| L1   | N89° 27' 30"E | 875.70   |        |               |            |
| L2   | S00° 43' 21"E | 25.90    |        |               |            |
| L3   | S89° 16' 39"W | 336.11   |        |               |            |
| L4   | N79° 36' 04"W | 25.90    |        |               |            |
| L5   | S81° 30' 37"W | 31.85    |        |               |            |
| C6   |               | 116.77   | 675.00 | S70° 16' 56"W | 116.92     |
| L7   | S65° 19' 12"W | 576.24   |        |               |            |
| L8   | S50° 11' 52"W | 59.35    |        |               |            |
| L9   | N00° 32' 30"W | 339.05   |        |               |            |



TRACT NUMBER: 3

OWNER: PATE CATHY

ELIZABETH BURDETTE

TOTAL ACREAGE 7.869

R/W REQUIRED: 2,763

IV W REQUIRED.  
REQUOTED TCE: 2.785  
0-932

REQUIRED ICE: 8.752  
REMAINDER: 5.068

CITY OF OPELIKA

PROJ NO: R071321196

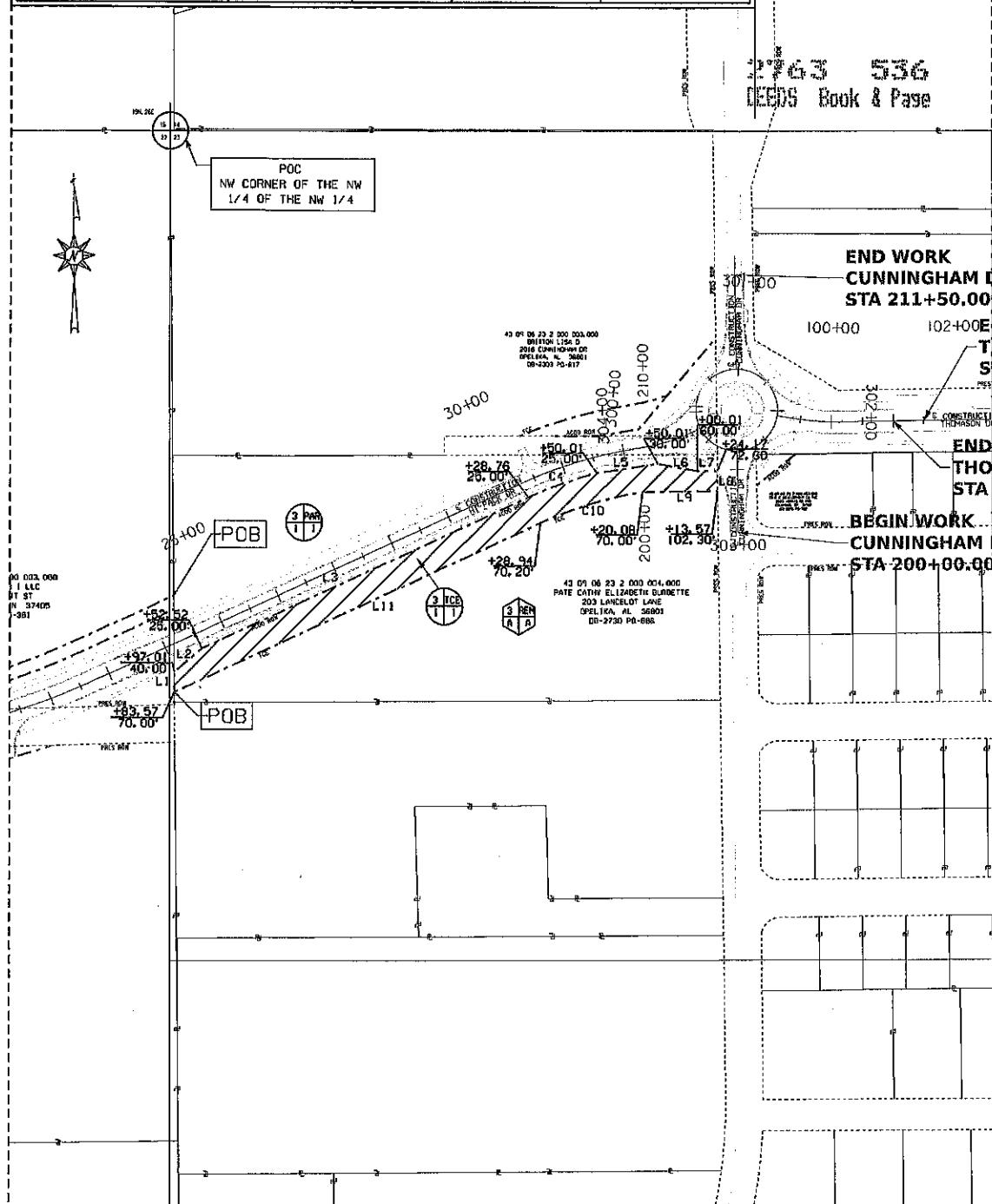
COUNTY: LEE

SCALE: 1" = 200'

DATE: 8/12/2025

SKETCH: 1 OF 2

| CALL | BEARING        | DISTANCE | RADIUS | CH. BEARING    | ARC LENGTH |
|------|----------------|----------|--------|----------------|------------|
| L1   | N00° 32' 30" W | 32.87    |        |                |            |
| L2   | N50° 11' 52" E | 57.50    |        |                |            |
| L3   | N65° 19' 12" E | 576.24   |        |                |            |
| C4   |                | 116.77   | 675    | N70° 16' 56" E | 999.94     |
| L5   | N81° 30' 37" E | 99.29    |        |                |            |
| L6   | S79° 36' 04" E | 64.46    |        |                |            |
| L7   | N89° 16' 39" E | 31.85    |        |                |            |
| L8   | S00° 43' 21" E | 32.64    |        |                |            |
| L9   | S89° 22' 36" W | 120.71   |        |                |            |
| C10  |                | 171.66   | 630    | S73° 09' 01" W | 172.19     |
| L11  | S65° 19' 12" W | 645.19   |        |                |            |



TRACT NUMBER: 3

OWNER: RATE, CATHY

ELIZABETH BURDETTE

TOTAL ACREAGE: 7.869

TOTAL ACREAGE: 7.869  
B/W REQUIRED: 2,762

R/W REQUIRED: 2.763  
REQUIRED TCE: 2.000

REQUIRED ICE: 0.932  
REMAINDER: 5.000

REMAINDER: 5.068

CITY OF OPELIKA

PROJ NO: R071321196

PROB NO ROYCE 5770  
COUNTY: LEE

SCALE: 1" = 200'

DATE: 08/12/2025

DATE: 08/12/2023  
SKETCH: 3 DE 3

SKETCH: 2 OF 2

2763 537  
Real Estate Sales Validation Form DEEDS Book & Page

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC  
Mailing Address 3738 NASH CREEK DRIVE  
OPELIKA, AL 36804

Grantee's Name CITY OF OPELIKA, ALABAMA  
Mailing Address 204 S. 7TH STREET  
OPELIKA, AL 36801

Property Address A part of the NW 1/4 of NW 1/4 Section 23,  
Township 19N, Range 26E, identified as Tract No. 3  
on Project No R071321196 in Lee County, Alabama

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_ No Consideration (Donation)  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other Resolution approving ROW Deed  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

---

#### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/2025

Print Scott Parker

X Unattested

Sign Scott Parker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**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 in the National Village SD Phase 7D, 7E, 6A, 6B, 1D and 8A as well as all drainage culverts, and sewer mains that serve the land parcels abutting those streets:

National Village Parkway from Double Eagle to Eagle Trail

- Eagle Nest—ALL
- Eagle Trail—ALL
- National Village Parkway from Robert Trent Jones Parkway to Eagle Trail
- Spa Loop—ALL
- Golden Eagle Lane—ALL
- Eagle Wings Way—ALL

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

- Streets ..... \$ 2,605,176.50
- Land ..... \$ 215,000.00
- Site Work ..... \$ 302,927.50
- Sanitary Sewer..... \$ 1,332,881.00
- Drainage Culverts .. \$ 1,817,565.00

2. That the City of Opelika hereby accepts dedication of the following streets approaching the private subdivision of Towne Lakes Phase 5 as well as all drainage culverts, and that serve the land parcels abutting those streets:

- Bush Creek Road—from the bridge to the end
- Yellowstone Drive—ALL

- Ironwood Drive—ALL

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

- Streets ..... \$ 1,050,313.00
- Land ..... \$ 116,500.00
- Site Work ..... \$ 122,129.50
- Sanitary Sewer.... \$ 537,369.80
- Drainage Culvert ... \$ 732,777.00

3. That the City of Opelika hereby accepts dedication of the following streets approaching the private subdivision of Legacy Village Townhomes as well as all drainage culverts, and that serve the land parcels abutting those streets:

- Time Court—ALL
- Legacy Village Circle—ALL

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

- Streets ..... \$ 260,920.00
- Land ..... \$ 45,000.00
- Site Work ..... \$ 6,000.00
- Sanitary Sewer.... \$ 146,601.00
- Drainage Culvert ... \$ 120,689.00

4. That the City of Opelika hereby accepts dedication of the following streets approaching the private subdivision of The Landings as well as all drainage culverts, and that serve the land parcels abutting those streets:

- Capps Landing—from Freddy Way to the end

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

- Streets ..... \$ 240,800.00
- Land ..... \$ 65,000.00
- Site Work ..... \$ 28,000.00
- Sanitary Sewer.... \$ 123,200.00
- Drainage Culvert ... \$ 168,000.00

That the 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. \_\_\_\_\_**

**RESOLUTION APPROVING CHANGE ORDER NUMBER 1 TO THE CONTRACT  
BETWEEN THE CITY OF OPELIKA AND JLD ENTERPRISES, INC.  
FOR THE THOMASON DRIVE EXTENSION PROJECT**

**WHEREAS**, the City Council of the City of Opelika, Alabama previously approved a Contract dated as of July 15, 2025, by and between the City of Opelika, Alabama (the “City”) and JLD Enterprises, Inc for the Thomason Drive Extension Project; and

**WHEREAS**, during the course of construction, it was determined that two existing sanitary sewer crossings were identified as “ductile iron pipe” in the plans and the City GIS system, were older vitrified clay pipes. There was also an undetected outcrop of rock that requires special excavation to be removed for the grading of the road; and

**WHEREAS**, Change Order Number 1 to the Contract between the City and JLD Enterprises, Inc. has been submitted to the City Council for approval; and

**WHEREAS**, Change Order Number 1 will increase the total contract amount by an additional \$68,220.00 resulting in a new contract amount of \$ 6,395,209.68; and

**WHEREAS**, said Change Order is necessitated by unforeseen circumstances arising during the course of work for items not contemplated when the plans and specifications were prepared and bid, and

**WHEREAS**, the City Engineer has reviewed all prices and found them to be reasonable, fair and equitable and recommends approval of Change Order Number 1; and

**WHEREAS**, the City Council endorses the statements, findings and recommendations of the City Engineer and hereby finds and determines that it is in the public interest to approve Change Order Number 1.

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

1. That Change Order Number 1 to the Contract dated July 15, 2025, between the City and JLD Enterprises, Inc. a copy of which Change Order is attached hereto and incorporated herein by reference as Exhibit “A”, is hereby approved.
2. That the Mayor is hereby authorized and directed to execute Change Order Number 1 in the name and on behalf of the City.
3. That the officers of the City and any person or persons designated and authorized

by any officers of the City to act in the name and on behalf of the City, or any one or more of them, are authorized to do or cause to be done or performed in the name and on behalf of the City such other acts and to execute and deliver or cause to be executed and delivered in the name and on behalf of the City such other notices, certificates, assurances or other instruments or other communications under the seal of the City or otherwise, as they, or any of them deem necessary or advisable or appropriate in order to carry into effect the intent of the provisions of this Resolution and the attached Change Order Number 1.

4. That the amount of the Change Order shall be paid from the Unassigned Fund Balance.

5. That the Mayor and Controller are hereby authorized to make such budget adjustments and accounting entries as necessary to carry into effect the provisions of this Resolution and Change Order.

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

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

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

ATTEST:

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CITY CLERK

# CITY OF OPELIKA

## CHANGE ORDER

**PURCHASE ORDER NUMBER** 2505029 **CHANGE ORDER NUMBER** 1  
**DATE PO ISSUED** 8/28/2025 **EFFECTIVE DATE OF CHANGE** 1/6/2026  
**BID NUMBER** 25016 **ACCOUNT NUMBER** -0001-9333-430-098122  
**DEPARTMENT** Engineering

### VENDOR/CONTRACTOR

JLD Enterprises, Inc.  
P.O. Box 2280  
Auburn, AL 36831

### DESCRIPTION OF PROJECT AND REASON FOR CHANGE:

1. There are two sanitary sewer lines (one 8" diameter and one 12" diameter) that were identified in the plans and in our GIS system as "ductile iron" pipes. These would have been adequate to leave in the new roadway, but once the pipes were uncovered, they were identified as old clay pipes. It will be required to replace these pipe with ductile iron so we will not have any sewer issues under the new road. The material cost and installation cost, as well as bypass pump cost will need to be added to the contract.
2. The designer of the roadway plans did geotechnical boring investigations to identify poor soil and rock formations prior to design. Unfortunately, these investigations did not detect a small rock outcrop that was uncovered during the grading process. This rock will need to be removed to get the roadway and drainage to the proper grade. Since rock excavation is listed as a extraordinary type of grading, we will need to add a cost item of "rock excavation" to the contract.

- 645A-510 8 Inch Ductile Iron Sanitary Sewer Gravity Pipe Laid 160 LF at \$125/LF = \$20,000.00
- 645A-514 12 Inch Ductile Iron Sanitary Sewer Gravity Pipe Laid 140 LF at \$170/LF = \$ 23,800.00
- 645M-500 Connection to Existing Manhole (with bypass pump) 2 each at \$ 6,560 = \$ 13,120.00
- 210A-001 Unclassified Excavation (rock removal)—Force Account--\$360/hour for 30 hours = \$11,300.00

The Engineering Department has reviewed the changes and cost and find all of the proposed changes fair and reasonable and within the original scope of the contract. These items will need to be added to the contract with an additional cost of \$ 68,220.00.

**ORIGINAL CONTRACT AMOUNT:** \$ 6,326,989.68

**CONTRACT AMOUNT PRIOR CHANGE:** \$ 6,329,989.68

**THIS INCREASE:** \$ 68,220.00

**THIS DECREASE:** \$ 0

**NEW CONTRACT AMOUNT:** \$ 6,395,209.68

**CHANGE APPROVED AND ADOPTED THIS** DAY OF January, 2026

---

**Eddie Smith**  
**MAYOR**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING AMENDED PROJECT DEVELOPMENT  
AGREEMENT BY AND BETWEEN THE CITY OF OPELIKA,  
ALABAMA, AND OPELIKA MILL HOLDINGS, LLC**

**BE IT RESOLVED** by the City Council of the City of Opelika, Alabama, (the “Council”) as the governing body of the City of Opelika, Alabama, (the “City”), as follows:

**Section 1.** The City Council upon evidence duly presented to and considered by it, has found and determined, and does hereby find, determine and declare as follows:

(a) Pursuant to the applicable laws of the State of Alabama, the City and Opelika Mill Holdings, LLC, an Alabama limited liability corporation (the “Company”) have prepared and presented to the Council that certain Amended Project Agreement by and between the City and the Company dated January 6, 2026, as well as all Exhibits attached thereto (collectively, the “Amended Project Development Agreement”) for the purposes referenced therein.

(b) The City is authorized to do any of the actions or undertakings referenced in Amendment No. 772 to the Constitution of Alabama of 1901, as amended (“Amendment 772”).

(c) The Amended Agreement provides that if it becomes necessary, as determined by the Company, to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.

(d) The expenditure of public funds for the purposes specified in the Amended Project Development Agreement will serve a valid and sufficient public purpose, notwithstanding any incidental benefit accruing to any private entity or entities, because it will facilitate the construction of the Project for the benefit of the general public, will increase employment opportunities in the City and will increase the tax and revenue base of the City.

(f) On December 24, 2025, the City caused to be published in the Opelika

Observer, which is a newspaper of general circulation in the City, the Notice required by Amendment 772, a true and correct copy of which Notice is attached hereto. The information set forth in said Notice is true and correct, and the publication of said Notice is hereby ratified and confirmed.

**Section 2.** The Council does hereby approve, adopt, authorize, direct, ratify and confirm

(a) the agreements, covenants and undertakings of the City set forth in the Amended Project Development Agreement.

(b) the terms and provisions of the Amended Project Development Agreement, with such changes thereto (by addition or deletion) as the Mayor shall approve (other than an increase in the amount of the City's financial commitment which must be approved by this Council), which approval shall be conclusively evidenced by execution and delivery of the Amended Project Development Agreement as hereinafter provided.

**Section 3.** The Mayor is hereby authorized and directed to execute and deliver the Amended Project Development Agreement for and on behalf of and in the name of the City. The Clerk is hereby authorized and directed to affix the official seal of the City to the Amended Project Development Agreement and to attest the same.

**Section 4.** The Mayor and the officers of the City are each hereby authorized and directed to take all such actions, and execute, deliver and perform all such agreements, documents, instruments, notices and petitions and proceedings with respect to the Amended Project Development Agreement, as the Mayor and such other officers shall determine to be necessary or desirable to carry out the provisions of this Resolution and the Amended Project Development Agreement or duly and punctually observe and perform all agreements and obligations of the City under the Amended Project Development Agreement.

**Section 5.** All prior actions taken, and agreements, documents or notices executed and delivered, by the Mayor or any officer or member of the City Council or other representative of the City, in connection with the agreements, covenants and undertakings of the City hereby approved, or in connection with the preparation of the Amended Project Development Agreement and the terms and provisions thereof, are hereby approved, ratified and confirmed.

**Section 6.** This Resolution shall take effect immediately.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

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

ATTEST:

---

CITY CLERK

I, the undersigned qualified and acting City Clerk of the City of Opelika, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a resolution lawfully passed and adopted by the City Council of the City of Opelika at a regular meeting held on the 6<sup>th</sup> day of January, 2026, and that such resolution is on file in the office of the City Clerk.

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

---

CITY CLERK  
CITY OF OPELIKA, ALABAMA

**AMENDED PROJECT DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
OPELIKA MILL HOLDINGS, LLC  
AND  
THE CITY OF OPELIKA, ALABAMA**

## **AMENDED PROJECT DEVELOPMENT AGREEMENT**

**THIS AMENDED PROJECT DEVELOPMENT AGREEMENT** (the “Agreement”) is made and entered into by and between the **CITY OF OPELIKA, ALABAMA**, an Alabama municipal corporation (the “City”) and **OPELIKA MILL HOLDINGS, LLC**, an Alabama limited liability company (the “Company”) as of the 6th day of January, 2026. The City and the Company are each a “Party” to this Agreement and are collectively referred to as the “Parties”.

### **RECITALS**

The parties hereto make the following recitals of facts as the basis of the undertakings herein made.

**WHEREAS**, the City and the Company have previously entered into that certain Project Development Agreement dated as of July 8, 2025; and

**WHEREAS**, the Company owns certain land located within the corporate limits of the City of Opelika consisting of approximately 42 acres as more particularly described by the drawing attached hereto as Exhibit “A” (the “Property”) on which the Company intends to construct improvements to develop the vacant site, including both single family and multifamily residential, retail and commercial development on the Property (the “Project”); and

**WHEREAS**, the Company intends to construct certain public improvements to serve the Project, including street improvements, water, storm sewer, sanitary sewer improvements and traffic and mobility improvements; and

**WHEREAS**, the Company intends to develop the Property, in stages, and the buildout of the Property is expected to occur over the next ten to twelve years; and

**WHEREAS**, the City has determined that this Agreement will facilitate orderly buildout of the Property and will further promote growth management and planning objectives of the City by providing certainty over time with respect to permitted densities, uses, infrastructure, development standards and other aspects of the development review process; and

**WHEREAS**, Section 94.01 of the Official Recompilation of the Constitution of Alabama (Amendment No. 772) authorizes the City to lend its credit or to grant public funds or things of value in and of or to any corporation or business entity for the purpose of promoting the economic development of the City; and

**WHEREAS**, in consideration of the design, timely construction and development of the Project, which will bring additional ad valorem tax revenues and sales and use tax revenues to the City and additional jobs resulting from the construction of the Project, the City desires to enter into this Agreement pursuant to Section 94.01 and other applicable laws as an economic incentive for the Company to develop, finance and construct the Project; and

**WHEREAS**, the parties wish to amend the Project Development Agreement in order to

modify Section 4.5(5) to provide that if it becomes necessary, as determined by the Company, to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.

## **AGREEMENT**

**NOW, THEREFORE**, for and in consideration of the premises, and the mutual covenants and agreements herein contained, the City and the Company enter into this Amended Project Development Agreement on the following terms and conditions.

Pursuant to Section 7.9 of the Project Development Agreement, the following sentence is added to Section 4.5(5), which Amendment to the Project Development Agreement is hereby authorized, ratified and confirmed:

“If the Company deems it necessary to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.”

All other terms and conditions remain in full force and effect.

**IN WITNESS WHEREOF**, the City has caused this Amended Project Development Agreement to be executed in its name, under seal, and the same attested, all by officers thereof duly authorized thereunto, and the Company has executed this Agreement under seal, and the parties have caused this Agreement to be dated the date and year first above written.

## **CITY OF OPELIKA, ALABAMA**

{SEAL}

By: \_\_\_\_\_  
Eddie Smith  
Its Mayor

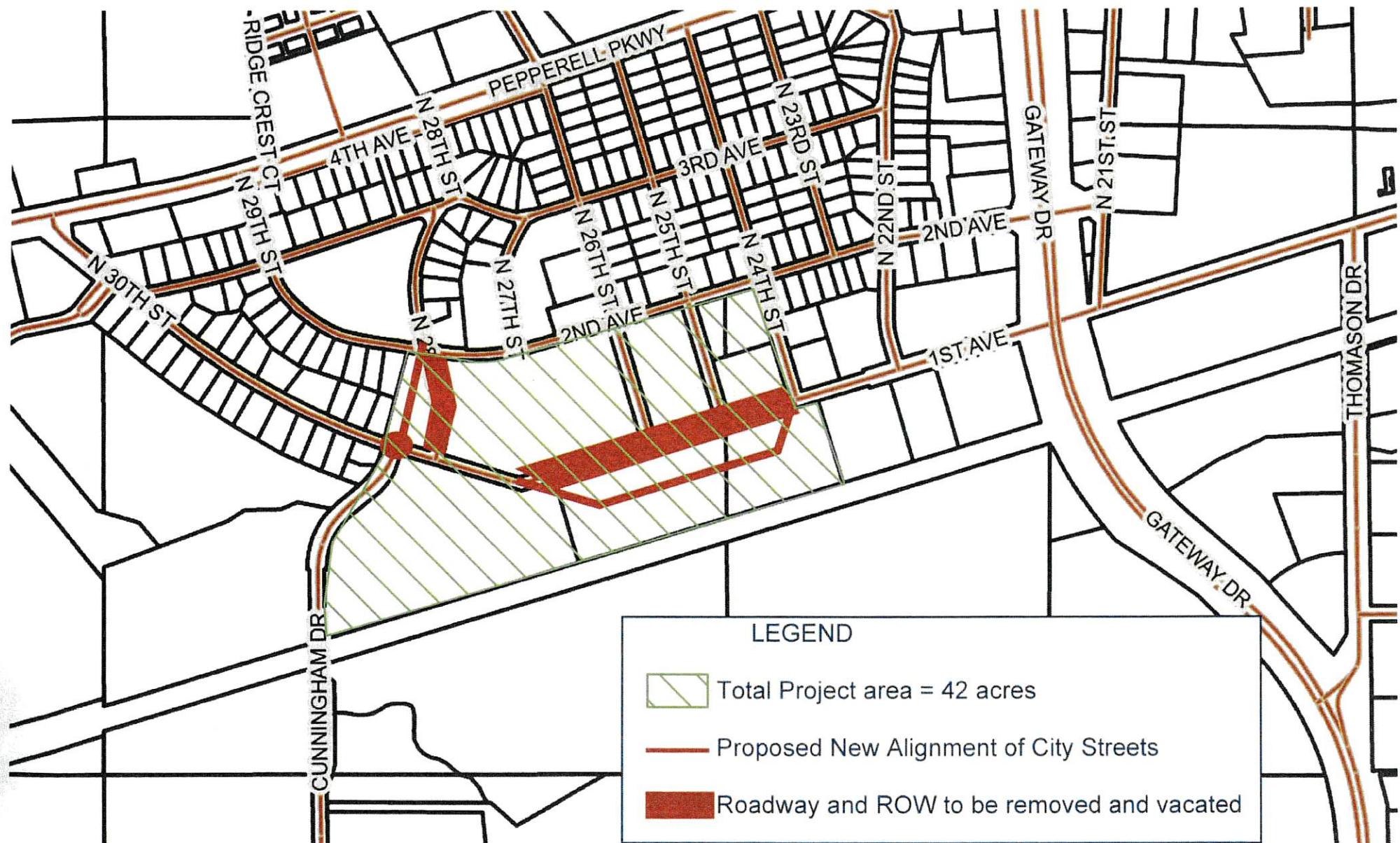
ATTEST:

---

Russell A. Jones, MMC  
City Clerk

**OPELIKA MILL HOLDINGS, LLC**

By: \_\_\_\_\_  
DANIEL HOLLAND  
Its Managing Member





**CITY OF OPELIKA**  
**CITY COUNCIL**  
**REGULAR MEETING AGENDA**  
300 Martin Luther King Blvd.  
**January 6, 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. Daryl Cobb from the Mustard Seed Faith Center.
4. PLEDGE OF ALLEGIANCE
  1. Kelsee Pruitt and Caleb Kenney from Jeter Primary School.
5. ADOPTION OF THE AGENDA
  1. Motion to Adopt the CM Agenda for 01-06-26.
6. APPROVAL OF THE MINUTES OF PREVIOUS MEETING(S)
  1. Minutes from the 12-16-25 council meeting.
7. UNFINISHED BUSINESS
8. MAYOR COMMENTS AND RECOGNITIONS
  1. Rebuild Alabama Funds Report - Scott Parker, City Engineer.
  2. Proclamation for Human Trafficking Awareness Month.
  3. Attagirl Award for Yarbi Cound.
  4. Recognize OPD Promotions & Reassignments.
9. PUBLIC HEARINGS (Limit comments to 3 minutes or less)
  1. Public Hearing - Approve First Amendment to Opelika Mill Holdings Development Agreement.
  2. Public Hearing - Demolition - 1801 South Long Street.

3. Public Hearing - Demolition - 111 South Railroad Avenue.
4. Public Hearing - Amend Development Plan: Wyndham PUD, 15.04 Acres, 3150 Wyndham Industrial Drive.
5. Public Hearing - Amend Text of Zoning Ordinance: Section 7.3A: "Minimum Lot Width" in the area requirements table for the C-1 zoning district from 60' to "N".
6. Public Hearing - Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, GC-P.
7. Public Hearing - Amend Zoning Ordinance & Map: 2505 Anderson Road, 20.1 Acres, from R-3 to R-4.

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

11. CONSENT AGENDA

1. **General Business:** Request Alcohol License - Opelika Bottle Shop 25 DBA Tipsy Town, Retail Wine and Beer Off Premise.
2. **Bid:** Re-Roofing the Dallas B. Smith Armory Building - PW (\$190,000).
3. **Bid:** Re-Roofing the City Hall and City Hall Annex Buildings - PW (\$262,000).
4. **Resolution:** Accept Dedication of ROW from JAD Real Estate, LLC - ENG.
5. **Resolution:** Accept Dedication of ROW from 2112 Cunningham Property Exchange, LLC - ENG.
6. **Resolution:** Accept Public Infrastructure and Utilities of Various Subdivisions - ENG.
7. **Resolution:** Amend the Organizational Chart of the Economic Development Department - HR.
8. **Resolution:** Approve Change Order #1 for the Thomason Drive Extension Project - ENG (\$68,220).
9. **Resolution:** Establish a Committee in Support of the Alabama USA Semi-Quincentennial Commission.
10. **Resolution:** Reappoint Ben Hand as Municipal Court Judge - MC.
11. **Resolution:** Annual Appropriation Contract FY2026 with Lee County Literacy Coalition (\$4,000).
12. **Resolution:** Special Appropriation to the J. W. Darden Foundation (\$2,500).
13. **Resolution:** Special Appropriation to The Sound Wall Music Initiative for the 7th Annual Songwriters Festival (\$10,000).

12. GENERAL BUSINESS

13. AWARDING OF BIDS

14. RESOLUTIONS

1. Approve First Amendment to Opelika Mill Holdings Development Agreement - ENG.
2. Demolition - 1801 South Long Street.
3. Demolition - 111 South Railroad Avenue.

15. ORDINANCES

1. Amend Section 12.4.2.2 of the Personnel Policies and Procedures Manual of the City of Opelika - 2nd Reading.
2. Amend Development Plan: Wyndham PUD, 15.04 Acres, 3150 Wyndham Industrial Drive - 1st Reading.
3. Amend Text of Zoning Ordinance: Section 7.3A: "Minimum Lot Width" in the area requirements table for the C-1 zoning district from 60' to "N" - 1st Reading.
4. Amend Zoning Ordinance & Map: 2209 Lafayette Parkway, 6.1 Acres, from M-1, GC-P to C-3, 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 - Responsibility, the quality or state of being responsible; such as a moral, legal, or mental accountability.
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.

**December 16, 2025**

**TIME: 6:00 PM**

### 1. A CALL TO ORDER

President Allen called the council meeting to order at 06:00 pm and asked Mr. Motley to call the roll.

### 2. ROLL CALL

All City Council members were present. Mayor Smith was absent.

1. George Allen, Janataka Hughley-Holmes, Leigh Whatley, Chuck Beams, Todd Rauch

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

#### **MOTION TO APPOINT CLERK PRO-TEM: UNANIMOUS**

**RESULT: Passed**

**MOVER:** Councilman Ward 5 Todd Rauch

**SECONDER:** Councilwoman Ward 2 Janataka Hughley-Holmes

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

**NAYS:** None

**ABSTAIN:** None

### 3. INVOCATION

Mr. Pogue provided the invocation.

1. Anthony Pogue from Bethesda Baptist Church.

### 4. PLEDGE OF ALLEGIANCE

Jaliyah and Mackenzie led the Pledge of Allegiance.

1. Jaliyah Wilson and Mackenzie Todd from Brown Girls Ink.

### 5. ADOPTION OF THE AGENDA

1. Motion to Adopt the CM Agenda for 12-16-25.

#### **MOTION TO ADOPT THE AGENDA: UNANIMOUS**

**RESULT: Passed**

|                  |  |
|------------------|--|
| <b>MOVER:</b>    | Councilman Ward 5 Todd Rauch   |
| <b>SECONDER:</b> | Councilman Ward 4 - President Pro-Tem Chuck Beams  |
| <b>AYES:</b>     | 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 |
| <b>NAYS:</b>     | None   |
| <b>ABSTAIN:</b>  | None   |

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

- Minutes from the 12-02-25 council meeting.

### **MOTION TO APPROVE THE MINUTES: UNANIMOUS**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | Passed   |
| <b>MOVER:</b>    | Councilman Ward 5 Todd Rauch   |
| <b>SECONDER:</b> | Councilwoman Ward 3 Leigh Whatley  |
| <b>AYES:</b>     | 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 |
| <b>NAYS:</b>     | None   |
| <b>ABSTAIN:</b>  | None   |

## 7. UNFINISHED BUSINESS

## 8. MAYOR COMMENTS AND RECOGNITIONS

- City's Financial Summary Report for November 2025.
- November 2025 Monthly Building Report.  
President Allen stated that if the council had any questions about the city's financial summary report or building report, ask Mr. Motley about it.
- Recognition of Young Authors - Brown Girls Ink.  
President Allen asked Jaliyah Wilson, Mackenzie Todd, and their families and mentors to come up front. President Allen then recognized the 6th graders as published authors of 2 books, and stated that their mission was to inspire other young people to dream big, walk in faith, and use their gifts to make a difference.

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

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

None.

## 11. CONSENT AGENDA

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

agenda.

Mr. Rauch requested that Consent Agenda item #7 be removed and placed on the regular agenda.

President Allen stated that Consent Agenda item #7 would now be placed as Resolution #1 on the regular agenda.

Ms. Holmes requested that Consent Agenda items #8 and #9 be removed and placed on the regular agenda.

President Allen stated that Consent Agenda item #8 would now be placed as Resolution #2, and Consent Agenda item #9 would now be placed as Resolution #3 on the regular agenda.

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

**MOTION TO APPROVE THE CONSENT AGENDA: UNANIMOUS**

**RESULT:** Passed

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

**SECONDER:** Councilman Ward 5 Todd Rauch

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

**NAYS:** None

**ABSTAIN:** None

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

**RESOLUTION NO. 369-25**

**APPROVED BY UNANIMOUS CONSENT**

2. **Resolution:** Designate City Personal Property Surplus and Authorize Disposal.

**RESOLUTION NO. 370-25**

**APPROVED BY UNANIMOUS CONSENT**

3. **Resolution:** Purchase Agreement for Photogrammetrist Services with Eagleview - IT.

**RESOLUTION NO. 371-25**

**APPROVED BY UNANIMOUS CONSENT**

4. **Resolution:** Purchase GIS Mapping Software - IT.

**RESOLUTION NO. 372-25**

**APPROVED BY UNANIMOUS CONSENT**

5. **Resolution:** Purchase Solarwinds Software - IT.

**RESOLUTION NO. 373-25**

**APPROVED BY UNANIMOUS CONSENT**

6. **Resolution:** Amend the Job Description for Senior Probation Officer - HR.

**RESOLUTION NO. 374-25**

**APPROVED BY UNANIMOUS CONSENT**

7. **Resolution:** Approve Service Agreement with Valley Rescue Mission, Inc. - OPD.

**RESOLUTION NO. 375-25**

**APPROVED BY UNANIMOUS CONSENT**

8. **Resolution:** Annual Appropriation Contract FY2026 with Opelika Redevelopment Authority.

**RESOLUTION NO. 376-25**

**APPROVED BY UNANIMOUS CONSENT**

12. **GENERAL BUSINESS**

13. **AWARDING OF BIDS**

14. **RESOLUTIONS**

President Allen asked Mr. Treese to present the resolutions.

1. Approve Certain Tax Abatements and Exemptions for HL Mando America Corp. - ED.

During discussion, Mr. Rauch asked if someone from the Economic Development department would explain the proposed tax abatement in detail. Senior Project Manager, Jonathan Woodard then explained the statutory tax abatement was due to a continued \$5 million investment, including an expansion project and the creation of 15 new jobs, by the company.

**RESOLUTION NO. 377-25**

**MOTION TO APPROVE: UNANIMOUS**

**RESULT:** Passed

**MOVER:** Councilman Ward 5 Todd Rauch

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

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

**NAYS:** None

**ABSTAIN:** None

2. Approve ROW Agreement with Ms. Lisa Britton for the Hi-Pack Drive Extension Project - ENG.

During discussion, Ms. Holmes asked Mr. Parker to clarify why this would be coming back to council as he stated in the work session. Mr. Parker explained this was currently being presented as an agreement between the city and the property owner, but it would eventually come back to the council, after the road was constructed, as an ordinance to vacate the property promised to them in this agreement.

**RESOLUTION NO. 378-25**

**MOTION TO APPROVE: UNANIMOUS**

**RESULT:** Passed

**MOVER:** Councilman Ward 5 Todd Rauch

**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. Approve ROW Agreement with FTC Investments for Bridgewater Blvd to Columbus Pkwy - ENG.

During discussion, Ms. Holmes again asked Mr. Parker to explain why this too would have to come back to council. Mr. Parker explained this would come back to the council, at a later date, as a bid for construction.

**RESOLUTION NO. 379-25**

**MOTION TO APPROVE: UNANIMOUS**

**RESULT:** Passed

**MOVER:** Councilman Ward 5 Todd Rauch

**SECONDER:** Councilwoman Ward 2 Janataka Hughley-Holmes

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

**NAYS:** None

**ABSTAIN:** None

15. ORDINANCES

President Allen asked Mr. Treese to present the ordinances.

1. Amend Zoning Ordinance & Map: 2051 AL Hwy 169, 48.06 acres, from R-1 to C-3 - 2nd Reading.

**ORDINANCE NO. 034-25**

**SECOND READING AND APPROVED: UNANIMOUS**

**RESULT:** Passed

**MOVER:** Councilman Ward 5 Todd Rauch

**SECONDER:** Councilwoman Ward 2 Janataka Hughley-Holmes

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

**NAYS:** None

**ABSTAIN:** None

2. Amend Section 12.4.2.2 of the Personnel Policies and Procedures Manual of the City of Opelika - 1st Reading.

**FIRST READING: INTRODUCED**

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

16. APPOINTMENTS

17. SECOND ROSTER OF PUBLIC COMMENTS (Limit comments to 3 minutes or less)  
None.

18. ADJOURN

The City Council meeting minutes of December 16, 2025, 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 - Generosity, the quality of being kind and generous; showing a readiness to give more of something than is strictly necessary or expected.  
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 5 Todd Rauch

**SECONDER:** Councilwoman Ward 2 Janataka Hughley-Holmes

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

**NAYS:** None

**ABSTAIN:** None

The council meeting ended at 06:20 pm.



## ENGINEERING

700 Fox Trail • P.O. Box 390  
Opelika, AL 36803-0390  
(p) 334-705-5450  
[www.opelika-al.gov](http://www.opelika-al.gov)

January 6, 2026

RE: City of Opelika Rebuild Alabama Act Funds  
List of Contractors

ALL:

Please find the list of contractors below that have received contracts from the City of Opelika for the Rebuild Alabama Act and the associated projects:

Please feel free to contact me at [sparker@opelika-al.gov](mailto:sparker@opelika-al.gov) if you have any questions regarding this notification.

Sincerely,

Scott Parker, P.E.  
Opelika City Engineer





From the Governing Body of  
Opelika, Alabama



# Proclamation

**WHEREAS**, human trafficking is a public health issue and crime that harms the health and well-being of individuals, families, and communities, often across generations; and

**WHEREAS**, human trafficking can happen to anyone in every community; and

**WHEREAS**, human trafficking is connected to many other forms of violence and exploitation, and often shares common risk factors, such as lack of resources and unsafe environments; and

**WHEREAS**, strengthening communities requires collective action to prevent, recognize and reduce the conditions that contribute to exploitation and to create environments where people are protected from human trafficking and other forms of violence; and

**WHEREAS**, a successful response to human trafficking requires a coordinated, community-wide response that includes collaboration across sectors and with those who have experienced human trafficking, to ensure that services and programs are effective and meet the needs of survivors; and

**WHEREAS**, every individual, family, community, and organization can help raise awareness, prevent trafficking, and support survivors by learning how to take action; and

**WHEREAS**, the City of Opelika would like to be designated as a *Trafficking Free Zone* showing our commitment to action and awareness and partnerships to comprehensively address the issues of human trafficking and reaffirm our commitment to human trafficking awareness, training and education activities.

**NOW, THEREFORE**, I, Eddie Smith, as Mayor of Opelika, Alabama do hereby proclaim **January 2026** as

## ***Human Trafficking Prevention Month***

**IN WITNESS WHEREOF**, I have set my hand and caused the seal of Opelika, Alabama to be fixed on this the 6<sup>th</sup> day of January 2026.

  
C. E. "Eddie" Smith  
Mayor, City of Opelika

**LEGAL NOTICE OF PUBLIC MEETING AND PUBLIC HEARING  
OF THE CITY COUNCIL OF THE CITY OF OPELIKA, ALABAMA**

NOTICE is hereby given that the City Council (the “Council”) of the City of Opelika, Alabama, (the “City”) will meet in public session at 6:00 p.m. on Tuesday, January 6, 2026, in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama, for the purpose of considering the transaction of business that may properly come before the Council, such business to include, but not be limited to, the authorization by the Council, pursuant to Amendment No. 772 to the Constitution of Alabama of 1901, as amended, of a resolution (the “Resolution”) approving the execution and delivery of an Amended Project Development Agreement (the “Amended Agreement”) by and between the City and Opelika Mill Holdings, LLC, an Alabama limited liability corporation (the “Company”) to be dated the date of delivery with respect to a proposed construction of certain public improvements (the “Project”).

Pursuant to the Amended Agreement, the Company and the City agree that if the Company deems it necessary to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.

The City seeks to achieve, by undertaking its obligations pursuant to the Amended Agreement and the Resolution, to promote the local economic and industrial development of the City by facilitating the construction of the Project for the benefit of the general public and to increase employment in the City and to increase the tax and revenue base of the City.

The business entities to whom or for whose benefit the City proposes to lend its credit or grant of public funds or thing of value is Opelika Mill Holdings, LLC.

All interested persons may examine and review the Amended Project Development Agreement and Resolution at the offices of the City Clerk during normal business hours, before and after the meeting referenced herein.

Further information concerning the information of this Notice can be obtained at the office of the City Clerk during normal business hours.

DATED this the 24<sup>th</sup> day of December, 2025.

/s/      Russell A. Jones, MMC

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CITY CLERK OF THE CITY OF OPELIKA, ALABAMA

TO: PUBLISHER  
Opelika Observer  
223 S 8<sup>th</sup> Street  
Opelika, AL 36801

Please publish the foregoing Notice one (1) time in the December 24, 2025, issue of your paper.

/s/      Russell A. Jones, MMC

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CITY CLERK

October 8, 2025

TO:

Harsh Corporation  
2700 Stonybrook Road  
Opelika, AL 36804

Harsh Corporation  
c/o Kirti Patel  
1 North Main Street  
Hurtsboro, AL 36860

**NOTICE OF DANGEROUS BUILDING, FINDING OF  
PUBLIC NUISANCE AND ORDER TO REMEDY**

This notice, finding and order is given pursuant to Ordinance No. 116-15 and Section 5-226 of the *Code of Ordinances* of the City of Opelika, Alabama, informing you that a building (the store) located within the City of Opelika, Alabama (the “City”) is unsafe to the extent that it is a public nuisance and subject to demolition. According to the real property records of Lee County, Alabama, Harsh Corporation, c/o Kirti Patel, is the owner of the real property described in the Notice. The building is located on the following described real property, to-wit, which is described hereinafter as the “Subject Property”:

**Street Address: 1801 S. Long Street, Opelika, AL 36801**

**Legal Description:** A tract or parcel of land with all buildings and improvements thereon, including the fixtures in the store building on said lot, said lot being in the City of Opelika, Lee County, Alabama, and described as follows: Beginning at the point where the Southerly margin of Hardaway Street is intersected by the Easterly margin of what is known as Mitchell’s Mill Road (sometimes known as Long Street) and from said point of beginning run Northeasterly along the Southerly margin of Hardaway Street 150 feet; thence in a Southerly direction parallel with said Mitchell’s Mill Road for a distance of 100 feet; thence in a Southwesterly direction and parallel with said Hardaway Street for a distance of 150 feet to the Easterly margin of said Mitchell’s Mill Road and thence Northerly along the said margin of said Mitchell’s Mill Road 100 feet to the point of beginning, being a part of Lot 3, in Block 236 as shown by Robert L. Totten’s Official Real Estate Map of Opelika, 1930, being part of the property heretofore conveyed to the said W.G. Hall by Green L. Holley by deed dated December 5, 1935, and of record in the Office of the Judge of Probate of Lee County, Alabama, in Deed Book 213 at Page 547. Being the identical property as that conveyed to Charles W. Riddle by Chester Earl Riddle and Mary B. Riddle by deed dated February 24, 1981, and being of record in Deed Book 1103 at Page 24 in the Office of the Judge of Probate of Lee County, Alabama.

**Parcel Identification Number:** 43-10-04-18-3-002-016.000

As the Building Official of the City of Opelika, the undersigned inspected the building on the Subject Property on September 9, 2025. Based upon said inspection, the building located on the Subject Property is deemed to be a “dangerous building” within the meaning of Ordinance No. 116-15 because of the following conditions and/or defects:

(Check all that apply)

- (1) The interior walls or other vertical structure members of the building list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- (2) Exclusive of foundation, the building shows thirty-three (33) percent or more of damage or deterioration of one (1) or more supporting members or fifty (50) percent of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- (3) The building has improperly distributed loads upon the floors or roofs, or, in which the same are overloaded or which has insufficient strength to be reasonably safe for the purpose used.
- (4) The building has been damaged by fire, wind, earthquake, flood, sinkhole, deterioration, neglect, abandonment, vandalism or other cause so as to become dangerous to life, health, property, morals, safety or general welfare of the public or the occupants.
- (5) The building has become or is so damaged, dilapidated, decayed, unsafe, unsanitary, lacking in maintenance, vermin or rat-infested, containing filth or contamination, lacking proper ventilation, lacking sufficient illumination, or which so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, property, morals, safety or general welfare of the public or the occupants.
- (6) The building has light, air, heating, cooling and sanitation facilities which are inadequate to protect the life, health, property, morals, safety or general welfare of the public or the occupants.
- (7) The building has inadequate facilities for egress in case of fire or panic, or has insufficient stairways, elevators, fire escapes or other means of ingress and egress to and from said building.

- (8) The building does not provide minimum safeguards to protect or warn occupants in the event of fire.
- (9) The building contains unsafe equipment, including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises, or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property, morals, safety or general welfare of the public or the occupants.
- (10) The building is so damaged, decayed, dilapidated, structurally unsafe, or is of such faulty construction or unstable foundation that partial or complete collapse is possible.
- (11) The building has parts thereof which are so attached that they may fall and damage property or injure the public or the occupants.
- (12) The building, or any portion thereof, is clearly unsafe for its use or occupancy.
- (13) The building is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in or on the building, structure, part of building or structure, party wall, or foundation to their danger, has become a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building, structure, part of building or structure, party wall, or foundation for committing a nuisance or an unlawful act.
- (14) The building has any portion remaining on a site after the demolition or destruction of the same or whenever the building, structure, part of building or structure, party wall, or foundation is abandoned so as to constitute such building, structure, part of building or structure, party wall, or foundation as an attractive nuisance or hazard to the public.
- (15) The building is, because of its condition, unsafe, unsanitary, or dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants.

Attached hereto is a report which outlines the findings from said inspection and identifies specific code violations.

The Building Official further finds and determines that the building on the Subject Property is substantially damaged or decayed or deteriorated from its original value or structure (not including the value of the land). The Building Official further finds and determines that the building on the Subject Property cannot be reasonably repaired so that it will no longer exist in

violation of the terms of Ordinance No. 116-15 governing unsafe structures and dangerous buildings. The Building Official further finds that the building on the Subject Property is a fire hazard existing in violation of the terms of Ordinance No. 116-15, governing unsafe structures and dangerous buildings. The Building Official further finds that the building on the Subject Property is unsafe to the extent that it is a public nuisance.

**NOTICE** is hereby given to remedy the unsafe or dangerous condition by demolition of the building (the store) on the Subject Property within forty-five (45) days of this Notice to the Building Official's satisfaction. In the event that the owner does not comply within the time specified herein to the Building Official's satisfaction, the demolition shall be accomplished by the City and the cost thereof assessed against the Subject Property and such cost shall constitute a lien against the Subject Property.

The Building Official finds that the building (the store) on the Subject Property is in such condition as to make it dangerous to the life, health, property, morals, safety or general welfare of the public or the occupants. Therefore, the undersigned Building Official orders that the building on the Subject Property shall be and remain vacant until demolished.

**Notice is hereby given that the City Council of the City of Opelika, Alabama, will hold a public hearing on Tuesday, January 6, 2026, at 6:00 p.m. in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama, to discuss the findings of the Building Official.** At that time, the City Council will consider the adoption of a resolution ordering the demolition of the building (the store) located on the Subject Property. At the public hearing, the City Council will receive any objections to the finding by the Building Official that the building or structure is unsafe to the extent of becoming a public nuisance. A written request for a public hearing is not necessary. At the public hearing, the City Council shall also receive any written objections to the findings by the Building Official. Any such written objection must be submitted to the City Clerk prior to the meeting of the City Council. All interested persons are invited to appear before the City Council in person or through his or her representative to show cause, if any, why his or her objection to the demolition of the building or structure should be sustained. No action shall be taken on the finding of the Building Official until determination is made thereon by the City Council. Upon the holding of the hearing, the City Council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance. If it is determined by the City Council that the building or structure is unsafe to the extent that it is a public nuisance, the City Council shall order the demolition of the building or structure at the expense of the City and assess the expenses of the demolition against the land on which the building or structure stands or to which it is attached. Any person aggrieved by the decision of the City Council may, within ten (10) days thereafter, appeal to the Circuit Court of Lee County, Alabama, upon the filing with the Clerk of the Circuit Court of Lee County, Alabama, notice of appeal and bond for security of costs in the form and amount to be approved by the Circuit Court. For further particulars, see Ordinance No. 116-15 and Section 5-227 of the *Code of Ordinances*. Anyone interested in the status of these proceedings may inquire with the Opelika City Clerk at 334-705-5110 or in person at the City Clerk's office located on the second floor of City Hall, 204 South 7<sup>th</sup> Street, Opelika, Alabama.

**You will further take note that:**

(1) It is unlawful for any person, or for any agent, servant or employee of such person, to obstruct or interfere with the Building Official in carrying out the purposes of Ordinance No. 116-15.

(2) It is unlawful for any person, or for any agent, servant or employee of such person, to mutilate, destroy, or tamper with this "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy".

(3) It is unlawful for any person, or for any agent, servant or employee of such person, to enter, access or be upon any building that the Building Official has ordered to be vacated pursuant to this "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy".

(4) It is unlawful for any person who has received this "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy" to sell, transfer, mortgage, lease, encumber or otherwise dispose of the building on the Subject Property to another until such person shall first furnish the grantee, transferee, mortgagee or lessee a true copy of this "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy" and shall furnish to the Building Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee acknowledging the receipt of this "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy" and fully accepting the responsibility without condition for making the corrections, repairs or demolitions required by this "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy".

(5) It is unlawful for any person, owner or occupant of any building to refuse to permit entry into any building, structure or premises, or onto any property by the Building Official or his authorized representative after proper credentials are displayed at a reasonable hour for the purpose of inspection pursuant to Ordinance No. 116-15.

This office seeks and anticipates your cooperation and compliance in this matter. Positive efforts by citizens like yourself help make Opelika a better community.

If there is any other way this office can assist you in resolving this matter, please immediately call Jeff Kappelman, the Building Official assigned to your case at 334-705-5420.

Thank you in advance for your attention to this Notice and your prompt response.

**DATED** this the \_\_\_\_ day of October, 2025.

Sincerely,

---

Jeff Kappelman  
Building Official of the City of Opelika, Alabama  
700 Fox Trail  
Opelika, AL 36801  
334-705-5420

May 28, 2025 at 10:17:00 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:17:05 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:17:15 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:17:27 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:17:45 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:17:59 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:18:12 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:18:38 AM  
1801 S Long St  
Opelika AL 36801  
United States



May 28, 2025 at 10:19:03 AM

1801 S Long St

Opelika AL 36801

United States

NEW  
TRAFFIC  
PATTERN  
AHEAD



October 10, 2025

TO:

Joseph Solomon Stoiber  
817 N. 10<sup>th</sup> Street  
Opelika, AL 36801

Joseph Solomon Stoiber  
830 Avenue A, Ste B  
Opelika, AL 36801

**NOTICE OF DANGEROUS BUILDING, FINDING OF  
PUBLIC NUISANCE AND ORDER TO REMEDY**

This notice, finding and order is given pursuant to Ordinance No. 116-15 and Section 5-226 of the *Code of Ordinances* of the City of Opelika, Alabama, informing you that a building located within the City of Opelika, Alabama (the “City”) is unsafe to the extent that it is a public nuisance and subject to demolition. According to the real property records of Lee County, Alabama, Joseph Solomon Stoiber, is the owner of the real property described in the Notice. The building is located on the following described real property, to-wit, which is described hereinafter as the “Subject Property”:

**Street Address:** 111 South Railroad Avenue, Opelika, AL 36801  
**Legal Description:** Commencing at the Northeast corner of Section 7, Township 19, Range 27 and run thence South 2 degrees 0 minutes West 991.2 feet to the Northerly margin of Jeter Street; run thence North 88 degrees 0 minutes West, along said Northerly margin of Jeter Street, 782 feet to the point of beginning of the lot herein to be described and conveyed; from said point of beginning run thence North 2 degrees 0 minutes East, along the Westerly boundary line of William W. Noble lot, 122 feet; run thence North 88 degrees 0 minutes West 77 feet, more or less, to the Easterly margin of South Railroad Avenue; run thence South 24 degrees 0 minutes West, 98 feet to the Northwesterly corner of lot sold by Yetta G. Samford to Charlie Goree; run thence South 88 degrees 0 minutes East, along the Northerly boundary line of said Goree lot, 92 feet; run thence South 2 degrees 0 minutes West, 33 feet, more or less, to the Northerly margin of Jeter Street; run thence South 88 degrees 0 minutes East, along the Northerly margin of Jeter Street, 25 feet to the point of beginning together with all improvements thereon and appurtenances thereunto appertaining.

**Parcel Identification Number:** 43-10-03-07-1-001-014.000

As the Building Official of the City of Opelika, the undersigned inspected the building on the Subject Property on September 22, 2025. Based upon said inspection, the building located

on the Subject Property is deemed to be a “dangerous building” within the meaning of Ordinance No. 116-15 because of the following conditions and/or defects:  
(Check all that apply)

- (1) The interior walls or other vertical structure members of the building list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- (2) Exclusive of foundation, the building shows thirty-three (33) percent or more of damage or deterioration of one (1) or more supporting members or fifty (50) percent of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- (3) The building has improperly distributed loads upon the floors or roofs, or, in which the same are overloaded or which has insufficient strength to be reasonably safe for the purpose used.
- (4) The building has been damaged by fire, wind, earthquake, flood, sinkhole, deterioration, neglect, abandonment, vandalism or other cause so as to become dangerous to life, health, property, morals, safety or general welfare of the public or the occupants.
- (5) The building has become or is so damaged, dilapidated, decayed, unsafe, unsanitary, lacking in maintenance, vermin or rat-infested, containing filth or contamination, lacking proper ventilation, lacking sufficient illumination, or which so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, property, morals, safety or general welfare of the public or the occupants.
- (6) The building has light, air, heating, cooling and sanitation facilities which are inadequate to protect the life, health, property, morals, safety or general welfare of the public or the occupants.
- (7) The building has inadequate facilities for egress in case of fire or panic, or has insufficient stairways, elevators, fire escapes or other means of ingress and egress to and from said building.
- (8) The building does not provide minimum safeguards to protect or warn occupants in the event of fire.
- (9) The building contains unsafe equipment, including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises, or within

the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property, morals, safety or general welfare of the public or the occupants.

- (10) The building is so damaged, decayed, dilapidated, structurally unsafe, or is of such faulty construction or unstable foundation that partial or complete collapse is possible.
- (11) The building has parts thereof which are so attached that they may fall and damage property or injure the public or the occupants.
- (12) The building, or any portion thereof, is clearly unsafe for its use or occupancy.
- (13) The building is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in or on the building, structure, part of building or structure, party wall, or foundation to their danger, has become a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building, structure, part of building or structure, party wall, or foundation for committing a nuisance or an unlawful act.
- (14) The building has any portion remaining on a site after the demolition or destruction of the same or whenever the building, structure, part of building or structure, party wall, or foundation is abandoned so as to constitute such building, structure, part of building or structure, party wall, or foundation as an attractive nuisance or hazard to the public.
- (15) The building is, because of its condition, unsafe, unsanitary, or dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants.

Attached hereto is a report which outlines the findings from said inspection and identifies specific code violations.

The Building Official further finds and determines that the building on the Subject Property is substantially damaged or decayed or deteriorated from its original value or structure (not including the value of the land). The Building Official further finds and determines that the building on the Subject Property cannot be reasonably repaired so that it will no longer exist in violation of the terms of Ordinance No. 116-15 governing unsafe structures and dangerous buildings. The Building Official further finds that the building on the Subject Property is a fire hazard existing in violation of the terms of Ordinance No. 116-15, governing unsafe structures and dangerous buildings. The Building Official further finds that the building on the Subject Property is unsafe to the extent that it is a public nuisance.

**NOTICE** is hereby given to remedy the unsafe or dangerous condition by demolition of the building on the Subject Property within forty-five (45) days of this Notice to the Building Official's satisfaction. In the event that the owner does not comply within the time specified herein to the Building Official's satisfaction, the demolition shall be accomplished by the City and the cost thereof assessed against the Subject Property and such cost shall constitute a lien against the Subject Property.

The Building Official finds that the building on the Subject Property is in such condition as to make it dangerous to the life, health, property, morals, safety or general welfare of the public or the occupants. Therefore, the undersigned Building Official orders that the building on the Subject Property shall be and remain vacant until demolished.

**Notice is hereby given that the City Council of the City of Opelika, Alabama, will hold a public hearing on Tuesday, January 6, 2026, at 6:00 p.m. in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama, to discuss the findings of the Building Official.** At that time, the City Council will consider the adoption of a resolution ordering the demolition of the building located on the Subject Property. At the public hearing, the City Council will receive any objections to the finding by the Building Official that the building or structure is unsafe to the extent of becoming a public nuisance. A written request for a public hearing is not necessary. At the public hearing, the City Council shall also receive any written objections to the findings by the Building Official. Any such written objection must be submitted to the City Clerk prior to the meeting of the City Council. All interested persons are invited to appear before the City Council in person or through his or her representative to show cause, if any, why his or her objection to the demolition of the building or structure should be sustained. No action shall be taken on the finding of the Building Official until determination is made thereon by the City Council. Upon the holding of the hearing, the City Council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance. If it is determined by the City Council that the building or structure is unsafe to the extent that it is a public nuisance, the City Council shall order the demolition of the building or structure at the expense of the City and assess the expenses of the demolition against the land on which the building or structure stands or to which it is attached. Any person aggrieved by the decision of the City Council may, within ten (10) days thereafter, appeal to the Circuit Court of Lee County, Alabama, upon the filing with the Clerk of the Circuit Court of Lee County, Alabama, notice of appeal and bond for security of costs in the form and amount to be approved by the Circuit Court. For further particulars, see Ordinance No. 116-15 and Section 5-227 of the *Code of Ordinances*. Anyone interested in the status of these proceedings may inquire with the Opelika City Clerk at 334-705-5110 or in person at the City Clerk's office located on the second floor of City Hall, 204 South 7<sup>th</sup> Street, Opelika, Alabama.

**You will further take note that:**

- (1) It is unlawful for any person, or for any agent, servant or employee of such person, to obstruct or interfere with the Building Official in carrying out the purposes of Ordinance No. 116-15.

(2) It is unlawful for any person, or for any agent, servant or employee of such person, to mutilate, destroy, or tamper with this “Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy”.

(3) It is unlawful for any person, or for any agent, servant or employee of such person, to enter, access or be upon any building that the Building Official has ordered to be vacated pursuant to this “Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy”.

(4) It is unlawful for any person who has received this “Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy” to sell, transfer, mortgage, lease, encumber or otherwise dispose of the building on the Subject Property to another until such person shall first furnish the grantee, transferee, mortgagee or lessee a true copy of this “Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy” and shall furnish to the Building Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee acknowledging the receipt of this “Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy” and fully accepting the responsibility without condition for making the corrections, repairs or demolitions required by this “Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy”.

(5) It is unlawful for any person, owner or occupant of any building to refuse to permit entry into any building, structure or premises, or onto any property by the Building Official or his authorized representative after proper credentials are displayed at a reasonable hour for the purpose of inspection pursuant to Ordinance No. 116-15.

This office seeks and anticipates your cooperation and compliance in this matter. Positive efforts by citizens like yourself help make Opelika a better community.

If there is any other way this office can assist you in resolving this matter, please immediately call Jeff Kappelman, the Building Official assigned to your case at 334-705-5420.

Thank you in advance for your attention to this Notice and your prompt response.

**DATED** this the \_\_\_\_ day of October, 2025.

Sincerely,

---

Jeff Kappelman  
Building Official of the City of Opelika, Alabama  
700 Fox Trail  
Opelika, AL 36801  
334-705-5420

Sep 25, 2025 at 11:10:24 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:10:44 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:10:53 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25 2025 at 11:10:57 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 23, 2025 at 11:11:09 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:11:18 AM

6 Jeter Ave

Opelika AL 36801

United States



Sep 25, 2025 at 11:11:24 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:11:39 AM

6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:11:53 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:12:05 AM

6 Jeter Ave

Opelika AL 36801

United States



Sep 25, 2025 at 11:12:10 AM

6 Jeter Ave

Opelika AL 36801

United States



Sep 25, 2025 at 11:12:25 AM

6 Jeter Ave

Opelika AL 36801

United States



Sep 25, 2025 at 11:12:45 AM

6 Jeter Ave

Opelika AL 36801

United States



Sep 25, 2025 at 11:13:00 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



Sep 25, 2025 at 11:13:30 AM  
6 Jeter Ave  
Opelika AL 36801  
United States



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Opelika will hold a Public Hearing on Tuesday, January 6, 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 the Development Plan for Wyndham PUD. The Development Plan for Wyndham PUD was approved by the City Council as required by Section 8.18(n) of the Zoning Ordinance of the City. 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.\_\_\_\_\_

### ORDINANCE TO AMEND THE DEVELOPMENT PLAN FOR WYNDHAM PUD

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

Section 1. FINDINGS. The City Council has determined and hereby finds and declares that the following facts are true and correct:

- (a) CPP Investments, LLC, heretofore submitted to the City a Development Plan for a planned unit development (“PUD”) entitled “Wyndham PUD” consisting of approximately 15 acres.
- (b) Pursuant to Ordinance No. 109-05, the City Council approved said Development Plan for Wyndham PUD and amended the Official Zoning Map of the City to designate the zoning classification of Planned Unit Development (“PUD”) for approximately 15 acres located on the Northwest corner of Gateway Drive and Wyndham Industrial Drive.
- (c) CPP Investments, LLC, by and through its authorized representative, Blake Rice, BSI, Inc., the owner of certain property located within Wyndham PUD, has

heretofore submitted to the City a proposed amended Development Plan for Wyndham PUD.

(d) The current Development Plan for Wyndham PUD provided for a variety of uses on the north and south of Gateway Drive, including single-family residential, commercial, office and industrial uses. The area on the north side of Gateway Drive at Wyndham Industrial Drive was intended to be a mix of office and light industrial. The area immediately adjacent to Gateway Drive was designated as more traditional office uses with a buffer to screen the use from the street.

(e) Evergreen Siteworks, LLC, ("Evergreen") has operated in the area designated as industrial for over ten (10) years. The operation includes their offices and equipment and material yard. Last year, Evergreen cleared the property designated as office and expanded the equipment and material yard to this area; however, the area was not zoned for this use. The use of the property as a contractor yard has not created significant noise or other nuisances, but it does affect the character of the entire area.

(f) Evergreen has engaged a local landscaping firm to create a landscape plan to recreate a significant buffer to include some additional office and storage facilities near the current buildings.

(g) The proposed amended Development Plan includes a multi-layered buffer that is a mix of shrubs and trees replacing the natural buffer that was removed. All material shall be required to meet the minimum size for plantings when installed.

(h) The Planning Commission of the City of Opelika heretofore conducted a public hearing on the proposed amended Development Plan.

(i) The Planning Commission recommended approval of the amended Development Plan for Wyndham PUD.

(j) It is advisable and in interest of the City and the public interest that the amended Development Plan be approved.

Section 2. Approval of Amended Development Plan. The amended Development Plan for Wyndham PUD as submitted for review is hereby approved and confirmed as required by Section 8.18(n) of the Zoning Ordinance of the City.

Section 3. Retention of Copies of the Amended Development Plan. Copies of the amended Development Plan shall be maintained in the office of the City Clerk, City Planner, City Engineer, and Building Official and shall be open for public inspection.

Section 4. Repealer. That any ordinance or part thereof in conflict with the provisions of this Ordinance be and the same are hereby repealed.

Section 5. Effective Date. This Ordinance shall become effective upon its adoption, approval and publication as required by law.

Section 6. Publication. This Ordinance shall be published one (1) time in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

**END**

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 City Hall, 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 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 accommodations due to a disability.

WITNESS my hand this the 4<sup>th</sup> day of December, 2025.

/s/      Russell A. Jones, MMC

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CITY CLERK OF THE CITY OF OPELIKA, ALABAMA

TO: PUBLISHER  
Opelika Observer  
223 S 8<sup>th</sup> Street  
Opelika, Alabama 36801

Please publish the foregoing Notice one (1) time in the December 4, 2025, issue of your paper.

/s/      Russell A. Jones, MMC

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CITY CLERK

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Opelika will hold a Public Hearing on Tuesday, January 6, 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 AMENDING THE ZONING ORDINANCE OF THE CITY OF OPELIKA;  
TO AMEND SECTION 7.3A “DISTRICT REGULATION” TO REVISE MINIMUM LOT  
WIDTH IN THE C-1 DISTRICT; PROVIDING A REPEALER CLAUSE;  
PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE

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

Section 1. Amendment of Section 7.3A of the Zoning Ordinance. That Section 7.3A (“District Regulation”) of the Zoning Ordinance is amended as follows:

(a) That the District Regulation of “Minimum Lot Width” in the pertinent portion of the Area Requirements table be and the same is hereby amended to read as follows:

| AREA REQUIREMENTS      | DISTRICTS |      |     |     |       |       |     |     |     |     |     |     |      |
|------------------------|-----------|------|-----|-----|-------|-------|-----|-----|-----|-----|-----|-----|------|
|                        | R-1       | R-1A | R-2 | R-3 | R-4/M | R-5/M | C-1 | C-2 | C-3 | M-1 | M-2 | I-1 | GC-P |
| Minimum Lot Width (ft) | 100       | 90   | 80  | 70  | 60    | 60    | N   | 60  | 60  | 60  | 60  | 100 | 100  |

Section 2. Severability. If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, said holding shall not effect any other section, clause, provision or portion of this Ordinance which is not in or of itself invalid or unconstitutional.

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

Section 4. Effective Date. This Ordinance shall become effective upon its adoption, approval and publication as required by law.

Section 5. Publication. This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

Section 6. Codification. Codification of this Ordinance in the Zoning Ordinance of the City of Opelika is hereby authorized and directed.

**END**

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 Contact Person, at 334-705-5134 at least two (2) working days prior to the meeting if you require special accommodations due to any disability.

WITNESS my hand this the 4<sup>th</sup> day of December, 2025.

/s/      Russell A. Jones, MMC

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CITY CLERK OF THE CITY OF OPELIKA, ALABAMA

TO: PUBLISHER  
Opelika Observer  
223 S 8<sup>th</sup> Street  
Opelika, Alabama 36801

Please publish the foregoing Notice one (1) time in the December 4, 2025, issue of your paper.

/s/      Russell A. Jones, MMC

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CITY CLERK

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Opelika will hold a Public Hearing on Tuesday, January 6, 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 M-1, GC-P District (Industrial, Gateway Corridor-Primary District) to a C-3, GC-P District (General Commercial, Gateway Corridor-Primary District), the parcel of land hereinafter described:

#### TRACT ONE:

Commencing at the Southwest Corner of Section 32, Township 20, North, Range 27 East, Lee County, Alabama, and run thence North 23° 00' East, 588.9 feet to a point on the Easterly margin of the Opelika marked Alabama-LaFayette, Alabama public paved highway (Alabama Highway #37), said point being now marked by a highway marker; run thence in a Northerly direction, along the Easterly margin of said

highway on the following courses and for the following distances: North  $7^{\circ} 17'$  East, 717.6 feet; thence North  $6^{\circ} 38'$  East, 500 feet to the point of beginning of the lot here to be described and conveyed; from said point of beginning run thence North  $6^{\circ} 42'$  East, along the Easterly margin of said highway 500 feet; thence South  $85^{\circ} 48'$  East, 278 feet, more or less, to the Westerly margin of the railroad right-of-way; thence South  $11^{\circ} 48'$  West, along said margin of said railroad right-of-way, 514.3 feet; thence North  $83^{\circ} 18'$  West, 232 feet, more or less, to the point of beginning; situated in Section 32, Township 20 North, Range 27 East, Lee County, Alabama.

Being Lot No. 4 as shown on plat of survey dated June 18, 1953, signed by Ralph O. Bush, Surveyor, attached to deed dated September 6, 1956, from Mrs. Grace K. Tyner and husband, L. J. Tyner, to John W. Corbin, Jr., et al, recorded in Book 458, Page 11, in the Office of the Judge of Probate of Lee County, Alabama.

RESERVING AND EXCEPTING therefrom, however, a one-half interest in all minerals in said land heretofore reserved by, to and in the Federal Land Bank of New Orleans.

#### TRACT TWO:

Commencing at the Southwest Corner of Section 32, Township 20 North, Range 27 East, Lee County, Alabama; and run thence North  $23^{\circ} 00'$  East, 588.9 feet to a point on the Easterly margin of the Opelika-LaFayette public paved highway (Alabama Highway #37), said point being now marked by a highway marker; run thence North  $7^{\circ} 17'$  East, along the Easterly margin of said highway, 717.6 feet to the point of beginning of the lot or tract of land here to be described and conveyed; from said point of beginning run thence North  $6^{\circ} 38'$  East along the margin of said highway, 500 feet; thence South  $83^{\circ} 18'$  East, 232 feet, more or less, to the Westerly margin of the railroad right-of-way; thence South  $11^{\circ} 12'$  West, along said margin of said highway, 503.5 feet; thence North  $82^{\circ} 43'$  West, 192 feet, more or less, to the point of beginning, situated in Section 32, Township 20 North, Range 27 East, Lee County, Alabama.

Being Lot No. 3 as shown on plat of survey dated June 18, 1953, signed by Ralph O. Bush, Surveyor, attached to deed dated September 6, 1956, from Mrs. Grace K. Tyner and husband, L.J. Tyner, to John W. Corbin, Jr., et al, recorded in Boom 458, Page 11, in the Office of the Judge of Probate of Lee County, Alabama.

Bounded on the North by property of John W. Corbin, Jr.; on the East by railroad right-of-way; on the South by property of Grace K. Tyner; and on the West by the paved public highway from Opelika, Alabama to LaFayette, Alabama.

RESERVING AND EXCEPTING therefrom, however, a one-half interest in all minerals in said land heretofore reserved by, to and in the Federal Land Bank of New Orleans.

### TRACT THREE:

Commencing at the Southwest corner of Section 32, Township 20 North, Range 27 East, Lee County, Alabama, and run thence North 23° 00' East, 588.9 feet to a point on the Easterly margin of the Opelika- LaFayette public paved highway (Alabama Highway No. 37) said point being marked by a Highway Marker, and being the beginning point of the tract of land here to be describe and conveyed; from said point of beginning, run thence North 7° 17' East, along the easterly margin of said Opelika- LaFayette Highway, 717.6 feet; thence South 82° 43 East, 192 feet, more or less, to the Westerly margin of the right-of-way of Western Railway of Alabama; thence South 11° 24' West, along said margin of said railroad right-of-way, 1095.8 feet; thence North 180 33 ' West, along the Easterly margin of said Opelika-LaFayette public highway, 186.0 feet; thence North 1° 32' West, along said margin of said Highway, 210.6 feet to the point of beginning; situated in Section 32, Township 20 North, Range 27 East, Lee County, Alabama; bounded on the Westerly side by the Opelika-LaFayette public paved highway (Alabama Highway No. 37); on the Northerly side by property of William Wayne Daniel; and on the Easterly side by the right-of-way of Western Railway of Alabama.

RESERVING AND EXCEPTING therefrom, however, a one-half interest in all minerals in said land heretofore reserved by, to and in the Federal Land Bank of New Orleans.

SUBJECT to all existing easements in, over and across said land, including easements for telephone, telegraph, power, and electric lines.

LESS AND EXCEPT THEREFROM, that certain real property acquired by the State of Alabama by eminent domain proceeding, evidenced by Decree of Condemnation in Boom 1545, at Page 327, and Order of Lee County Circuit Court in Book 1545, at Page 309, both in Lee County Probate Office.

The above-described property contains 6.1 acres, more or less, and is located at 2209 Lafayette Parkway, Opelika, Alabama.

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

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

**END**

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 accommodations due to any disability.

WITNESS my hand this the 4<sup>th</sup> day of December, 2025.

/s/      Russell A. Jones, MMC

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CITY CLERK OF THE CITY OF OPELIKA, ALABAMA

TO:      PUBLISHER  
Opelika Observer  
223 S 8<sup>th</sup> Street  
Opelika, Alabama 36801

Please publish the foregoing Notice one (1) time in the December 4, 2025, issue of your paper.

/s/      Russell A. Jones, MMC

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CITY CLERK

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Opelika will hold a Public Hearing on Tuesday, January 6, 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-3 District (Low-Density Residential District) to a R-4 District (Medium-Density Residential District), the parcel of land hereinafter described:

A parcel of land in the Northwest quarter of Section 34, Township 20 North, Range 27 East, Lee County, Alabama, and more particularly described as follows: Commencing at the Northwest corner of Section 34, Township 20 North, Range 27 East, thence run South 2 degrees 15' East along the West line of said Section 34, 1733.0 feet to the **point of beginning**. From said point of beginning run thence North 87° 45' East, 1962.3 feet to a point along the southwesterly margin of Lee County Highway No. 71; thence in a southeasterly direction along the curve of said southwesterly margin of said highway, 232.6 feet

to a concrete monument designated as PC 30 + 78.7; thence South 18° 11' East along the margin of said highway, 239.0 feet to a concrete monument designated as PT 44 + 05.65; thence in a southerly direction along the curve of the said southwesterly margin of said highway, said curve having a chord bearing of South 4° 00' East, and a chord distance of 501.6 feet, for a distance of 505.8 feet to a point where the said southwesterly margin of said highway intersects the one-half section line running East and West through said Section 34; thence South 89° 00' West along the said one-half section line, 1500.00 feet; thence 42 degrees 52 minutes West, 946.8 feet to a point along the said West line of said Section 34; thence North 2° 15' West, 201.0 feet to the point of beginning; and containing 39.06 acres, more or less; and as shown by map or plat of survey dated April 16, 1966, by Grady A. Fuller, Ala, Reg. No. 3089. Parcel Id Number: 43-03-08-34-0-000-005.000

LESS AND EXCEPT from said Parcel immediately described above the following: Begin at the Northwest corner of Section 34, Township 20 North, Range 27 East, Lee County, Alabama; thence South 02° 15' East along the Section line between Section 34 and Section 35 for a distance of 1733.0 feet to an iron pin; thence North 87°-45' East, 1962.3 feet to an iron pin located on the westerly margin of Lee County Highway No. 71 for a point; thence along the curve of the westerly margin of said highway for a distance of 232.6 feet to a concrete monument (County PC 30+78.7') for a point; thence South 18°-11 feet East, along the westerly margin of said highway for a distance of 239.0 feet to a concrete monument (ashd PT 44+05.65") for a corner and starting point of the property herein to be described: From this starting point, thence in a southerly direction along the curve of the westerly margin of said highway for a distance of 505.8 feet, said curve having a chord bearing of South of 4°-00' East, and a chord distance of 501.6 feet to an iron pin located on the Half Section line for a corner; thence South 89°-00' West along the Half Section line for a distance of 1500.0 feet to an iron pin for a corner; thence North 42°-52' West, 672.8 feet to an iron pin for a corner; thence North 89°-00' East 1922.8 feet to the starting point. Located in the Northwest quarter of Section 34, Township 20 North, Range 27 East, Lee County, Alabama, and contains 19.68 acres, more or less, as shown on that certain map or plat of survey dated October 2, 1974, made by Richard T. Fuller, Reg. Surveyor No. 7384.

The above-described parcel contains 20.1 acres, more or less, and is located at 2505 Anderson Road, Opelika, Alabama.

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

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

**END**

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 accommodations due to any disability.

WITNESS my hand this the 4<sup>th</sup> day of December, 2025.

/s/      Russell A. Jones, MMC

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CITY CLERK OF THE CITY OF OPELIKA, ALABAMA

TO: PUBLISHER  
Opelika Observer  
223 S 8<sup>th</sup> Street  
Opelika, Alabama 36801

Please publish the foregoing Notice one (1) time in the December 4, 2025, issue of your paper.

/s/      Russell A. Jones, MMC

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CITY CLERK

Opelika Bottle Shop 25 LLC

DBA

Business Name:

Topsy Town



CITY OF

**OPELIKA**  
*alabama*

## REVENUE

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

## CONTROLLED LICENSE APPLICATION - ALCOHOL BEVERAGE

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

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



Sponsored by: Mayor Eddie Smith  
and the Public Works Department

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the Purchasing Department opened sealed bids for a contract for Re-Roofing the Dallas B. Smith Armory Building for the Public Works Department; and

**WHEREAS**, Bama Roofing submitted the low bid meeting specifications; and

**WHEREAS**, funding for this contract will come from Unassigned Funds;

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

1. That the contract be awarded to Bama Roofing on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Bama Roofing for the base bid in the amount of \$190,000.00, in addition to the unit price bids for items 1-4, which will be on an as-needed basis.
3. That the Mayor be authorized to execute all documents pertaining to this contract.
4. That the Controller be authorized to adjust the budget as necessary for this contract.

**APPROVED AND ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

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

ATTEST:

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Russell A. Jones, MMC  
City Clerk

## FACT SHEET

**SUBJECT:** Sealed Bid #26004 – We are asking the Council to approve a contract for Re-Roofing the Dallas B. Smith Armory Building

### FACTS:

- Bid opening date – 12/16/25
- User Department – Public Works
- The bid was mailed to 21 vendors
- 10 bids were received
- Bid tabulation sheet attached

### RECOMMENDATION:

- **Recommend the bid be awarded to Bama Roofing for their low bid meeting specifications for the base bid in the total amount of \$190,00.00, in addition to the unit price bids for items 1-4, which will be on an as-needed basis.**



**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the Purchasing Department opened sealed bids for a contract for Re-Roofing the City Hall and City Hall Annex Buildings for the Public Works Department; and

**WHEREAS**, Advanced Roofing Solutions, LLC submitted the low bid meeting specifications; and

**WHEREAS**, funding for this contract will come from Unassigned Funds;

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

1. That the contract be awarded to Advanced Roofing Solutions, LLC on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to Advanced Roofing Solutions, LLC for the base bid in the amount of \$262,000.00, in addition to the unit price bids for items 1-4, which will be on an as-needed basis.
3. That the Mayor be authorized to execute all documents pertaining to this contract.
4. That the Controller be authorized to adjust the budget as necessary for this contract.

**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

## FACT SHEET

**SUBJECT:** Sealed Bid #26004 – We are asking the Council to approve a contract for Re-Roofing the City Hall and City Hall Annex Buildings

### FACTS:

- Bid opening date – 12/16/25
- User Department – Public Works
- The bid was mailed to 21 vendors
- 9 bids were received
- Bid tabulation sheet attached

### RECOMMENDATION:

- **Recommend the bid be awarded to Advanced Roofing Solutions LLC for their low bid meeting specifications for the base bid in the total amount of \$262,00.00, in addition to the unit price bids for items 1-4, which will be on an as-needed basis.**

BID# 26004 DATE: 12/16/25 DEPT: PUBLIC WORKS

## 21 VENDORS INVITED

**DESCRIPTION: RE-ROOFING THE CITY HALL AND CITY HALL ANNEX BUILDINGS**

## 9 BIDS RECEIVED

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ACCEPTING DEDICATION OF RIGHT-OF-WAY OF PUBLIC  
STREET (EXTENSION OF HI-PACK DRIVE)**

**BE IT RESOLVED** by the City Council of the City of Opelika, Alabama ("City Council") as follows:

1. That the City Council hereby accepts the dedication of the public right-of-way set forth in that certain Right-of-Way Deed executed by JAD REAL ESTATE, LLC, of record in Deed Book 2763 at Page 522 in the Office of the Judge of Probate of Lee County, Alabama, and more particularly described as follows:

**A part of the NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 22, Township 19N, Range 26E, identified as Tract No. 1 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from the common section corner of Sections 14, 15, 22, and 23, T-19-N, R-26-E, thence S00°32'30"E a distance of 761.22 feet to a point on the acquired right of way, also being the Point of Beginning of the property herein described;

Thence S00°32'30"E along grantor's east property line a distance of 152.31 feet to a point on the present right-of-way line;

Thence S88°13'33"W along said present right-of-way line a distance of 685.96 feet to a point on the present property line;

Thence N08°28'37"E along said present property line a distance of 21.70 feet to a point on the acquired right-of-way line, said point being 28.57 feet left of Hi-Pack Drive station 17+07.52;

Thence N89°26'48"E along said acquired right-of-way line a distance of 197.28 feet to a point on said acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 19+04.805;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 315.82 feet (said arc having a chord bearing of S77°23'00"W, a counterclockwise direction, a chord distance of 313.49 feet, and a radius of 750.00 feet) to a point on the acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 22+41.67;

Thence N65°19'12"E along the acquired right-of-way line a distance of 195.67 feet to a point on the present property line 50.00 feet left of Hi-Pack Drive station 24+37.34, the point and place of Beginning;

The above described parcel contains 0.805 acre, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

2. That the recorded deed and drawing prepared by the City of Opelika showing the location of said right-of-way is attached hereto and made a part of this Resolution.
3. That the above-described right-of-way shall be a part of Hi-Pack Drive. All maps and street signs will not need to be altered.
4. That this Resolution shall take effect upon its passage and adoption by the City Council.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

STATE OF ALABAMA )  
: )  
COUNTY OF LEE )

2763 522  
Recorded in the Above  
DEEDS Book & Page  
11-19-2025 09:17:17 AM  
Jere Colley - Probate Judge  
Lee County, AL  
Book/Page: 2763/522  
Term/Cashier: CHPJREC02 / CO  
Tran#: 33556,503066,649174  
Recorded: 11-19-2025 09:17:27  
DFE Deed Tax 0.50  
REC Recording Fee 29.00  
Total Fees: \$ 29.50

**RIGHT-OF-WAY DEED FOR PUBLIC STREET WITH  
GRANT OF TEMPORARY CONSTRUCTION EASEMENT  
(EXTENSION OF HI-PACK DRIVE)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, JAD REAL ESTATE, LLC, an Alabama limited liability company, in hand paid by the CITY OF OPELIKA, ALABAMA, a municipal corporation, the receipt and sufficiency of which are hereby acknowledged, the said JAD Real Estate, LLC, does hereby donate, grant, bargain, sell and convey unto the said CITY OF OPELIKA, ALABAMA, a municipal corporation, herein referred to as Grantee, the following described real estate situated in Opelika, Lee County, Alabama, to-wit:

**A part of the NE ¼ of NE ¼, Section 22, Township 19N, Range 26E, identified as Tract No. 1 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from the common section corner of Sections 14, 15, 22, and 23, T-19-N, R-26-E, thence S00°32'30"E a distance of 761.22 feet to a point on the acquired right of way, also being the Point of Beginning of the property herein described;

Thence S00°32'30"E along grantor's east property line a distance of 152.31 feet to a point on the present right-of-way line;

Thence S88°13'33"W along said present right-of-way line a distance of 685.96 feet to a point on the present property line;

Thence N08°28'37"E along said present property line a distance of 21.70 feet to a point on the acquired right-of-way line, said point being 28.57 feet left of Hi-Pack Drive

station 17+07.52;

Thence N89°26'48"E along said acquired right-of-way line a distance of 197.28 feet to a point on said acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 19+04.805;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 315.82 feet (said arc having a chord bearing of S77°23'00"W, a counterclockwise direction, a chord distance of 313.49 feet, and a radius of 750.00 feet) to a point on the acquired right-of-way line, said point being 50.00 feet left of Hi-Pack Drive station 22+41.67;

Thence N65°19'12"E along the acquired right-of-way line a distance of 195.67 feet to a point on the present property line 50.00 feet left of Hi-Pack Drive station 24+37.34, the point and place of Beginning;

The above described parcel contains 0.805 acre, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

ALSO, together with a temporary construction easement described as follows:

**Temporary Construction Easement 1 of 1:**

Commencing from the common section corner of Sections 14, 15, 22, and 23, T-19-N, R-26-E; thence S00°32'30"E a distance of 761.22 feet to a point on the temporary easement line, also being the Point of Beginning of the property herein described;

Thence S00°32'30"E along the grantor's east property line a distance of 21.92 feet to a point on the acquired right-of-way line 50.00 feet left of Hi-Pack Drive station 24+37.34;

Thence S65°19'12"W along the acquired right-of-way line a distance of 195.67 feet to a point on the acquired right-of-way line 50.00 feet left of Hi-Pack Drive station 22+41.67;

Thence following the curvature thereof and along said temporary easement line an arc distance of 315.82 feet (said arc having a chord bearing of S77°23'00"W, a clockwise direction, a chord distance of 313.49 feet, and a radius of 750.00 feet) to a point on the temporary easement line, said point being 50.00 feet left of Hi-Pack Drive station 19+04.81;

Thence S89°26'48"W along the acquired right-of-way line a distance of 197.28 feet

to a point on the grantor's west property line;

Thence N08°28'37"E along said present property line a distance of 20.25 feet to a point on the temporary easement line 70.00 feet left of Hi-Pack Drive station 17+10.70;

Thence N89°26'48"E along the temporary easement line a distance of 194.11 feet to a point on the temporary easement line 70.00 feet left of Hi-Pack Drive station 19+04.81;

Thence following the curvature thereof and along said temporary easement line an arc distance of 307.39 feet (said arc having a chord bearing of N77°23'00"E, a counterclockwise direction, a chord distance of 305.13 feet, and a radius of 750.00 feet) to a point on the temporary easement line, said point being 70.00 feet left of Hi-Pack Drive station 22+41.67;

Thence N65°19'12"E along the temporary easement line a distance of 204.63 feet to the point and place of beginning;

The above described parcel contains 0.325 acre, more or less.

The above temporary construction easement is subject to the following terms and conditions:

1. This temporary construction easement shall terminate on January 1, 2027, or upon completion of construction activities, whichever occurs first.
2. Grantee shall have the right to enter the easement areas to perform construction activities related to the project, including the placement and storage of construction equipment, machinery and tools within the easement areas and to do all other actions necessary and appropriate to the construction of the project.
3. Grantee shall restore the easement areas to its original condition, including any necessary grading, seeding or landscaping upon completion of construction activities.

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

Deed Reference: Deed Book 2757 Page 640

**TO HAVE AND TO HOLD** unto said CITY OF OPELIKA, ALABAMA, a municipal

corporation, its successors and assigns in fee simple, forever.

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

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed on this the 19<sup>th</sup> day of November, 2025.

JAD REAL ESTATE, LLC

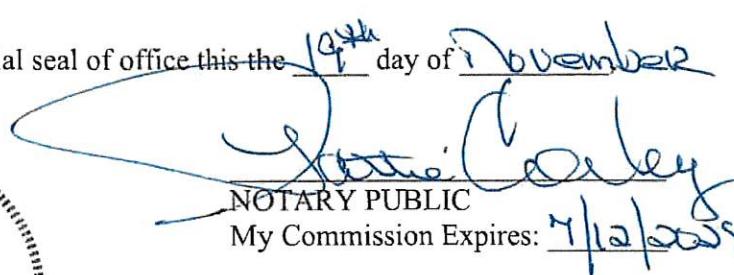
By: 

MANAGER

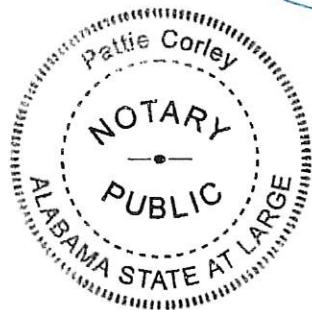
STATE OF ALABAMA,  
COUNTY OF LEE.

I, the undersigned authority, a Notary Public in and for said county and state, hereby certifies that Pattie Corley, whose name as Manager of JAD REAL ESTATE, LLC, is signed to the foregoing easement and who is known to me, acknowledged before me on this day that, being informed of the contents of said Right-of-Way Deed, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the said bears date.

GIVEN under my hand and official seal of office this the 19<sup>th</sup> day of November 2025.

  
NOTARY PUBLIC

My Commission Expires: 7/12/2028

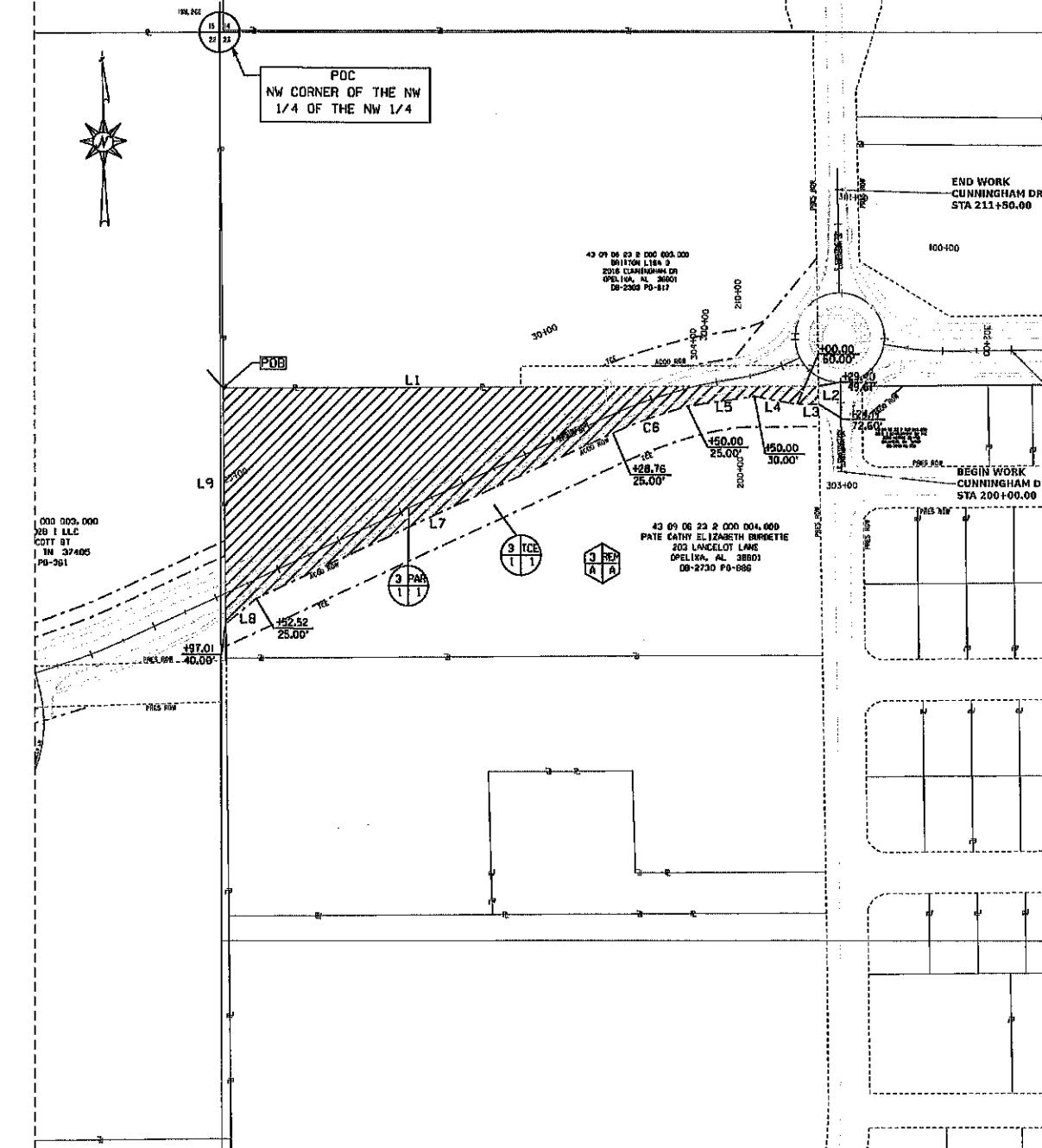


GRANTEE'S ADDRESS  
CITY OF OPELIKA  
204 SOUTH 7<sup>TH</sup> STREET  
OPELIKA, AL 36801

This document prepared by:  
Guy F. Gunter, III  
City Attorney  
City of Opelika  
P.O. Box 390  
Opelika, AL 36803  
334-705-2074

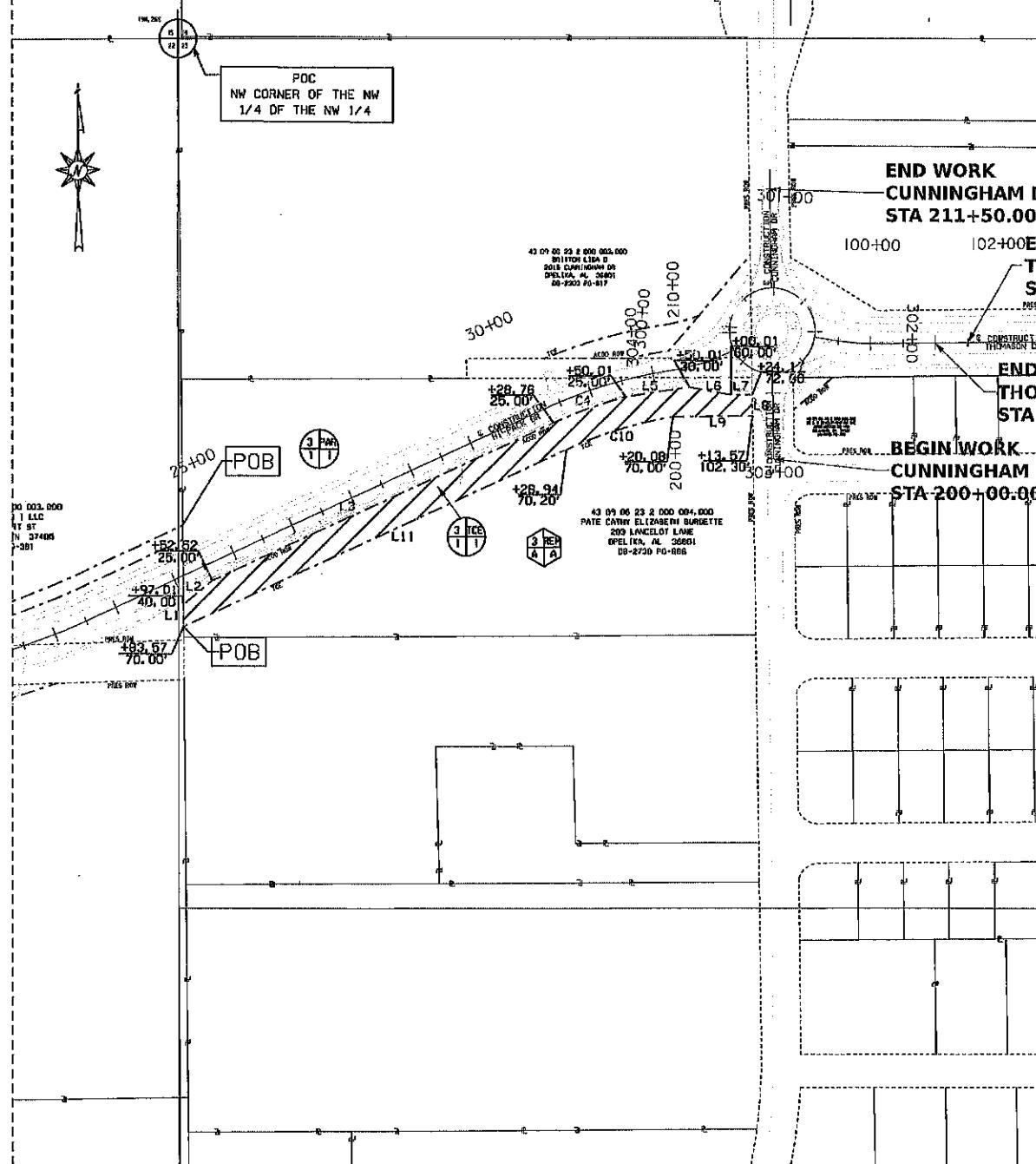
| CALL | BEARING     | DISTANCE | RADIUS | CH. BEARING | ARC LENGTH |
|------|-------------|----------|--------|-------------|------------|
| L1   | N89°27'30"E | 875.70   |        |             |            |
| L2   | S00°43'21"E | 25.90    |        |             |            |
| L3   | S89°16'39"W | 336.11   |        |             |            |
| L4   | N79°36'04"W | 25.90    |        |             |            |
| L5   | S81°30'37"W | 31.85    |        |             |            |
| C6   |             | 116.77   | 675.00 | S70°16'56"W | 116.92     |
| L7   | S65°19'12"W | 576.24   |        |             |            |
| L8   | S50°11'52"W | 59.35    |        |             |            |
| L9   | N00°32'30"W | 339.05   |        |             |            |

2763 527  
DEEDS Book & Page



| CALL | BEARING      | DISTANCE | RADIUS | CH. BEARING  | ARC LENGTH |
|------|--------------|----------|--------|--------------|------------|
| L1   | N00°32'30" W | 32.87    |        |              |            |
| L2   | N50°11'52" E | 57.50    |        |              |            |
| L3   | N65°19'12" E | 576.24   |        |              |            |
| C4   |              | 116.77   | 675    | N70°16'56" E | 999.94     |
| L5   | N81°30'37" E | 99.29    |        |              |            |
| L6   | S79°36'04" E | 64.46    |        |              |            |
| L7   | N89°16'39" E | 31.85    |        |              |            |
| L8   | S00°43'21" E | 32.64    |        |              |            |
| L9   | S89°22'36" W | 120.71   |        |              |            |
| C10  |              | 171.66   | 630    | S73°09'01" W | 172.19     |
| L11  | S65°19'12" W | 645.19   |        |              |            |

2743 528  
DELOS Book & Page



TRACT NUMBER: 3  
OWNER: PATE CATHY  
          ELIZABETH BURDETTE  
TOTAL ACREAGE: 7.869  
R/W REQUIRED: 2.763  
REQUIRED TCE: 0.932  
REMAINDER: 5.068

CITY OF OPELIKA  
PROJ NO: R071321196  
COUNTY: LEE  
SCALE: 1" = 200'  
DATE: 08/12/2025  
SKETCH: 2 DE 2

# Real Estate Sales Validation Form

2763 529  
DEEDS Book & Page

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC  
Mailing Address 3738 NASH CREEK DRIVE  
OPELIKA, AL 36804

Grantee's Name CITY OF OPELIKA, ALABAMA  
Mailing Address 204 S. 7TH STREET  
OPELIKA, AL 36801

Property Address A part of the NW 1/4 of NW 1/4 Section 23,  
Township 19N, Range 26E, identified as Tract No. 3  
on Project No R071321196 in Lee County, Alabama

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_ No Consideration (Donation)  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other Resolution approving ROW Deed  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/2025

Print Scott Parke

Sign S. Parke

X Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ACCEPTING DEDICATION OF RIGHT-OF-WAY OF PUBLIC  
STREET (EXTENSION OF HI-PACK DRIVE)**

**BE IT RESOLVED** by the City Council of the City of Opelika, Alabama ("City Council") as follows:

1. That the City Council hereby accepts the dedication of the public right-of-way set forth in that certain Right-of-Way Deed executed by 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC, of record in Deed Book 2763 at Page 530 in the Office of the Judge of Probate of Lee County, Alabama, and more particularly described as follows:

**A part of the NW ¼ of NW ¼, Section 23, Township 19N, Range 26E, identified as Tract No. 3 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from a common section corner for Section 14, 15, 22 and 23 thence S00°32'30"E a distance of 520.10 feet to the northwest corner of Lot 8, Pepperell Manufacturing Company Subdivision of the Frisbee Tract, as recorded in Plat Book 3, Page 16, in the office of the Judge of Probate of Lee County, Alabama, and the True Point of Beginning of the property herein described;

Thence N89°27'30"E, along the north line of said Lot 8, 875.70 feet, more or less, to the westerly right of way line of Cunningham Drive;

Thence S00°43'21"E along said present right-of-way line a distance of 25.90 feet to a point on the acquired right-of-way line 72.60 feet right of Hi-Pack Drive station 33+24.17;

Thence S89°16'39"W along the present right-of-way line a distance of 31.85 feet to a point on the acquired right-of-way line 60.00 feet right of Hi-Pack Drive station 33+00.00;

Thence N79°36'04"W along the acquired right-of-way line a distance of 64.46 feet to a point on the acquired right-of-way line 30.00 feet right of Hi-Pack Drive station 32+50.00;

Thence S81°30'37"W along the acquired right-of-way line a distance of 99.29 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station

31+50.00;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of

116.92 feet (said arc having a chord bearing of S70°16'56"W, a counterclockwise direction, a chord distance of 116.77 feet and a radius of 675.00 feet) to a point on the acquired right-of-way line

25.00 feet right of Hi-Pack Drive station 30+28.76;

Thence S65°19'12"W along the acquired right-of-way line a distance of 576.24 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 24+52.52;

Thence S50°11'52"W along the acquired right-of-way line a distance of 59.35 feet to the west line of the aforementioned Lot 8;

Thence N0°32'30"W, 339.05 feet. More or less, to the point and place of Beginning; The above described parcel contains 2.763 acres, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

2. That the recorded deed and drawing prepared by City of Opelika showing the location of said right-of-way is attached hereto and made a part of this Resolution.
3. That the above-described right-of-way shall be a part of Hi-Pack Drive. All maps and street signs will not need to be altered.
4. That this Resolution shall take effect upon its passage and adoption by the City Council.

**ADOPTED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2026.

---

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

ATTEST:

---

CITY CLERK

STATE OF ALABAMA      )  
                            :  
COUNTY OF LEE      )

2763 530  
Recorded in the Above  
DEEDS Book & Page  
11-19-2025 09:20:34 AM  
Jere Colley - Probate Judge  
Lee County, AL  
Book/Pg: 2763/530  
Term/Cashier: CHPJREC02 / coliver  
Trans: 33556.503066.649175  
Recorded: 11-19-2025 09:20:49  
OFE Deed Tax              0.50  
REC Recording Fee        29.00  
Total Fees: \$ 29.50

**RIGHT-OF-WAY DEED FOR PUBLIC STREET WITH  
GRANT OF TEMPORARY CONSTRUCTION EASEMENT  
(EXTENSION OF HI-PACK DRIVE)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC, an Alabama limited liability company, in hand paid by the CITY OF OPELIKA, ALABAMA, a municipal corporation; the receipt and sufficiency of which are hereby acknowledged, the said 2112 Cunningham Property Exchange, LLC, does hereby donate, grant, bargain, sell and convey unto the said CITY OF OPELIKA, ALABAMA, a municipal corporation, herein referred to as Grantee, the following described real estate situated in Opelika, Lee County, Alabama, to-wit:

**A part of the NW 1/4 of NW 1/4, Section 23, Township 19N, Range 26E, identified as Tract No. 3 on Project No. R071321196 in LEE County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing from a common section corner for Section 14, 15, 22 and 23 thence S00°32'30"E a distance of 520.10 feet to the northwest corner of Lot 8, Pepperell Manufacturing Company Subdivision of the Frisbee Tract, as recorded in Plat Book 3, Page 16, in the office of the Judge of Probate of Lee County, Alabama, and the True Point of Beginning of the property herein described;

Thence N89°27'30"E, along the north line of said Lot 8, 875.70 feet, more or less, to the westerly right of way line of Cunningham Drive;

Thence S00°43'21"E along said present right-of-way line a distance of 25.90 feet to a point on the acquired right-of-way line 72.60 feet right of Hi-Pack Drive station 33+24.17;

Thence S89°16'39"W along the present right-of-way line a distance of 31.85 feet to a point on the acquired right-of-way line 60.00 feet right of Hi-Pack Drive station 33+00.00;

Thence N79°36'04"W along the acquired right-of-way line a distance of 64.46 feet to a point on the acquired right-of-way line 30.00 feet right of Hi-Pack Drive station 32+50.00;

Thence S81°30'37"W along the acquired right-of-way line a distance of 99.29 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 31+50.00;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 116.92 feet (said arc having a chord bearing of S70°16'56"W, a counterclockwise direction, a chord distance of 116.77 feet and a radius of 675.00 feet) to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 30+28.76;

Thence S65°19'12"W along the acquired right-of-way line a distance of 576.24 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 24+52.52;

Thence S50°11'52"W along the acquired right-of-way line a distance of 59.35 feet to the west line of the aforementioned Lot 8;

Thence N0°32'30"W, 339.05 feet. More or less, to the point and place of Beginning; The above described parcel contains 2.763 acres, more or less.

This property is further described according to and as shown on right-of-way map or drawing, a copy of which is attached hereto and specifically made a part hereof.

ALSO, Together with grant of a temporary construction easement described as follows:

**Temporary Construction Easement 1 of 1:**

Commencing from a common section corner for section 14, 15, 22 and 23 thence S00°32'30"E a distance of 892.72 feet to a point on the temporary easement line, said point being 70.00 feet right of Hi-Pack Drive station 23+65.37, also being the Point of Beginning of the property herein described;

Thence N00°32'30"W along the grantor's west property line a distance of 32.87 feet to a point on the acquired right-of-way line 40.00 feet right of Hi-Pack Drive station 23+97.01;

Thence N50°11'52"E along the acquired right-of-way line a distance of 57.50 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 24+52.52;

Thence N65°19'12"E along the acquired right-of-way line a distance of 576.24 feet to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 30+28.76;

Thence following the curvature thereof and along said acquired right-of-way line an arc distance of 116.77 feet (said arc having a chord bearing of N70°16'56"E, a clockwise direction, a chord distance of 116.77 feet and a radius of 675.00 feet) to a point on the acquired right-of-way line 25.00 feet right of Hi-Pack Drive station 31+50.01;

Thence N81°30'37"E along the acquired right-of-way line a distance of 99.29 feet to a point on the acquired right-of-way line 30.00 feet right of Hi-Pack Drive station 32+50.00;

Thence S79°36'04"E along the acquired right-of-way line a distance of 64.46 feet to a point on the acquired right-of-way line 60.00 feet right of Hi-Pack Drive station 33+00.00;

Thence N89°16'39"E along the acquired right-of-way line a distance of 31.85 feet to a point on the west present right-of-way line of Cunningham Drive;

Thence S00°43'21"E along said present right-of-way line a distance of 32.64 feet to a point on the temporary easement line 102.30 feet right of Hi-Pack Drive station 33+13.57;

Thence S89°22'36"W along the temporary easement line a distance of 120.71 feet to a point on the temporary easement line 70.00 feet right of Hi-Pack Drive station 32+20.08;

Thence following the curvature thereof and along said temporary easement line an arc distance of 171.66 feet (said arc having a chord bearing of S73°09'01"W, a counterclockwise direction, a chord distance of 171.66 feet and a radius of 630.00 feet) to a point on the temporary easement line 70.20 feet right of Hi-Pack Drive station 23+83.57;

Thence S65°19'12"W along the temporary easement line a distance of 171.66 feet to the

point and place of beginning;

The above described parcel contains 0.932 acre, more or less.

The above temporary construction easement is subject to the following terms and conditions:

1. This temporary construction easement shall terminate on January 1, 2027, or upon completion of construction activities, whichever occurs first.
2. Grantee shall have the right to enter the easement areas to perform construction activities related to the project, including the placement and storage of construction equipment, machinery and tools within the easement areas and to do all other actions necessary and appropriate to the construction of the project.
3. Grantee shall restore the easement areas to its original condition, including any necessary grading, seeding or landscaping upon completion of construction activities.

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

Deed Reference: Deed Book 2750 Page 215

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

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

**IN WITNESS WHEREOF**, the GRANTOR has caused this instrument to be executed

on this the 24<sup>th</sup> day of OCTOBER, 2025.

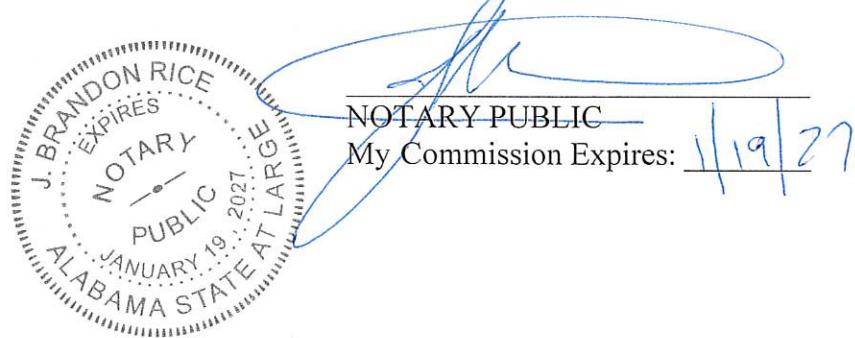
2112 CUNNINGHAM PROPERTY EXCHANGE, LLC

By: Wayne Gentry  
WAYNE GENTRY  
MANAGER

STATE OF ALABAMA,  
COUNTY OF LEE.

I, the undersigned authority, a Notary Public in and for said county and state, hereby certifies that WAYNE GENTRY, whose name as Manager of 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC, is signed to the foregoing easement and who is known to me, acknowledged before me on this day that, being informed of the contents of said Right-of-Way Deed, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the said bears date.

GIVEN under my hand and official seal of office this the 24<sup>th</sup> day of OCTOBER, 2025.

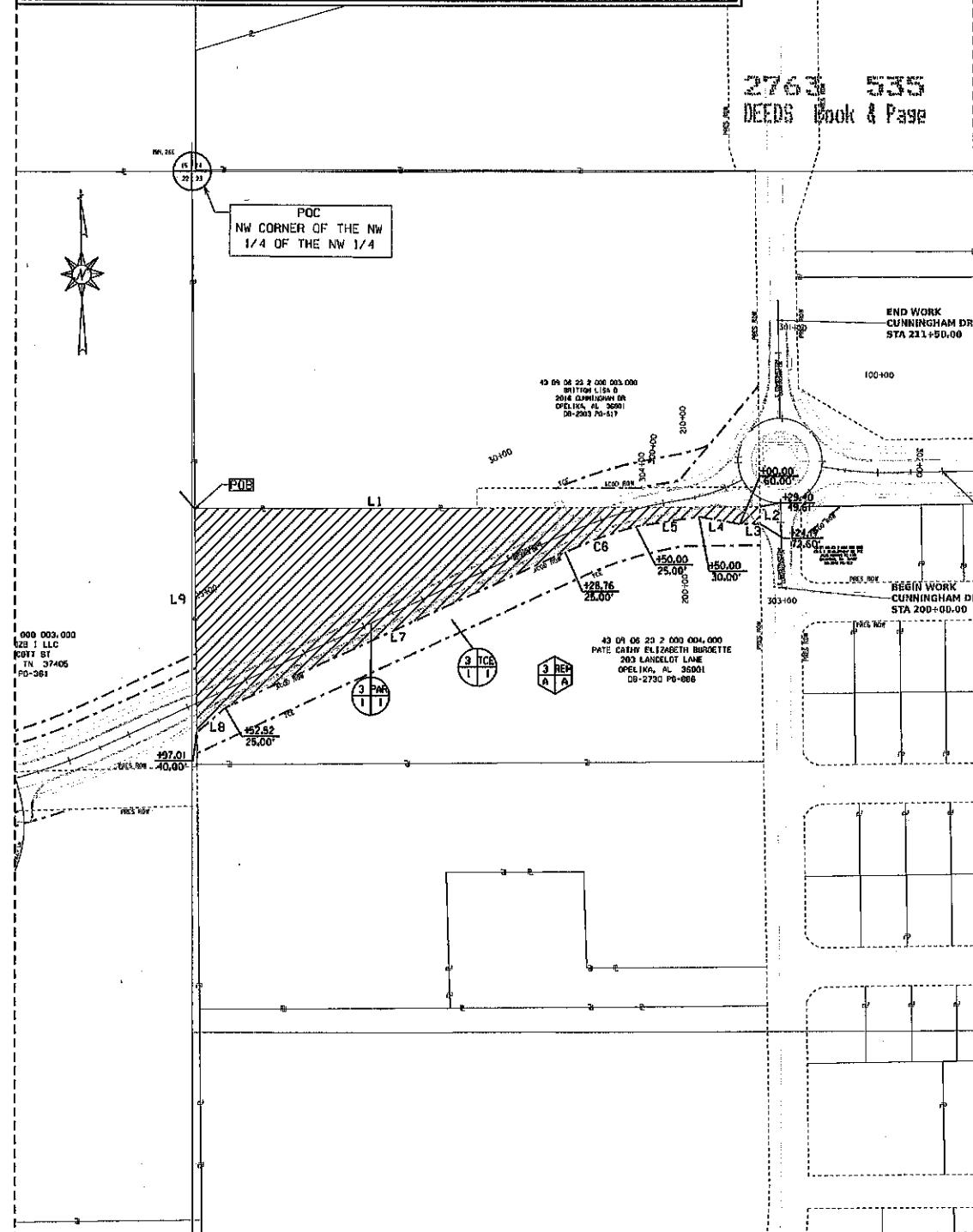


GRANTEE'S ADDRESS  
CITY OF OPELIKA  
204 SOUTH 7<sup>TH</sup> STREET  
OPELIKA, AL 36801

This document prepared by:  
Guy F. Gunter, III  
City Attorney  
City of Opelika  
P.O. Box 390  
Opelika, AL 36803  
334-705-2074

**EXHIBIT "A"**

| CALL | BEARING       | DISTANCE | RADIUS | CH. BEARING   | ARC LENGTH |
|------|---------------|----------|--------|---------------|------------|
| L1   | N89° 27' 30"E | 875.70   |        |               |            |
| L2   | S00° 43' 21"E | 25.90    |        |               |            |
| L3   | S89° 16' 39"W | 336.11   |        |               |            |
| L4   | N79° 36' 04"W | 25.90    |        |               |            |
| L5   | S81° 30' 37"W | 31.85    |        |               |            |
| C6   |               | 116.77   | 675.00 | S70° 16' 56"W | 116.92     |
| L7   | S65° 19' 12"W | 576.24   |        |               |            |
| L8   | S50° 11' 52"W | 59.35    |        |               |            |
| L9   | N00° 32' 30"W | 339.05   |        |               |            |



TRACT NUMBER: 3

OWNER: PATE CATHY

ELIZABETH BURDETTE

TOTAL ACREAGE 7.869

R/W REQUIRED: 2,763

REQUERED TCE

REMAINDER 5.068

CITY OF OPELIKA

PROJ NO: R071321196

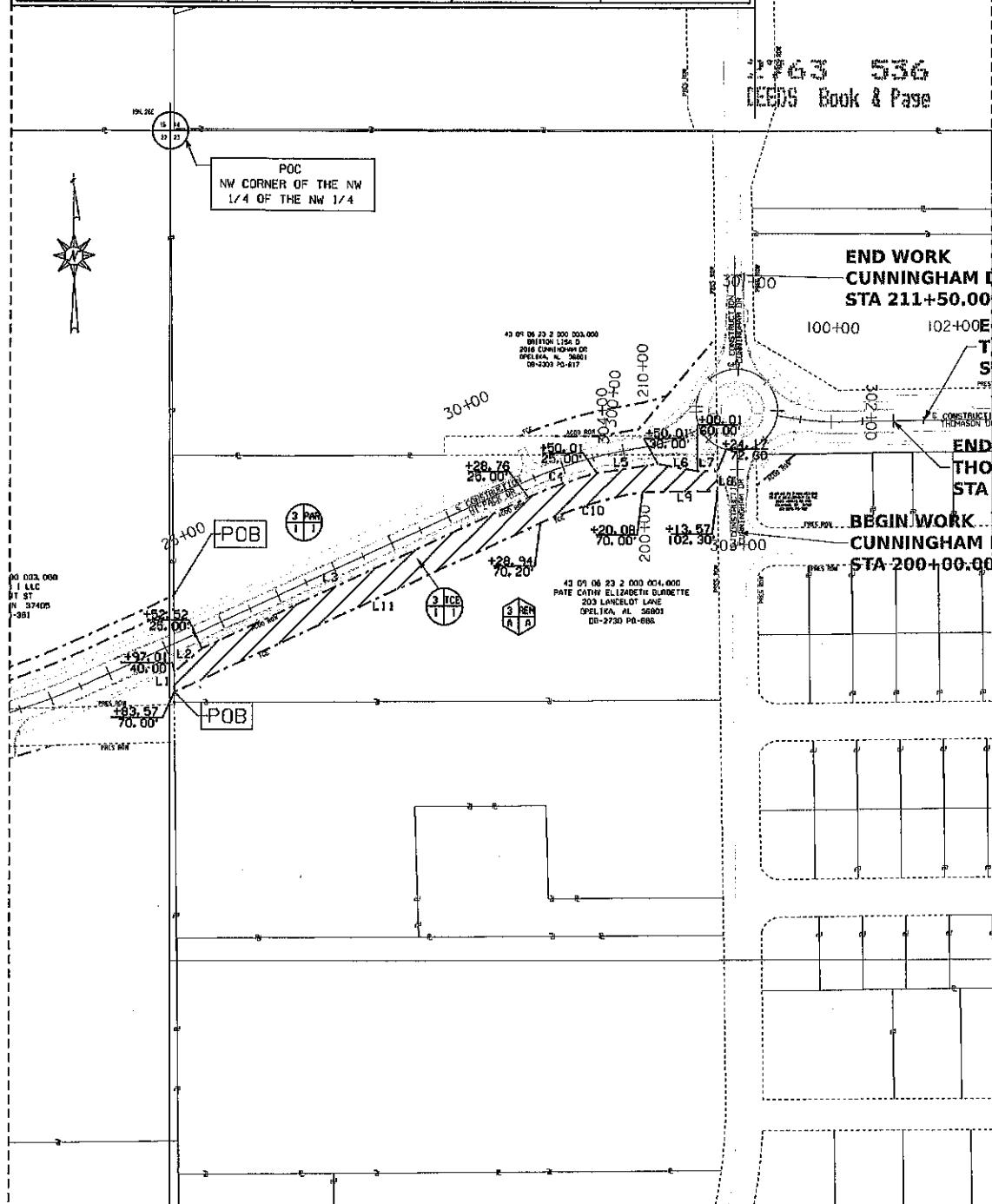
COUNTY: LEE

SCALE: 1" = 200'

DATE: 8/12/2025

SKETCH: 1 OF 2

| CALL | BEARING        | DISTANCE | RADIUS | CH. BEARING    | ARC LENGTH |
|------|----------------|----------|--------|----------------|------------|
| L1   | N00° 32' 30" W | 32.87    |        |                |            |
| L2   | N50° 11' 52" E | 57.50    |        |                |            |
| L3   | N65° 19' 12" E | 576.24   |        |                |            |
| C4   |                | 116.77   | 675    | N70° 16' 56" E | 999.94     |
| L5   | N81° 30' 37" E | 99.29    |        |                |            |
| L6   | S79° 36' 04" E | 64.46    |        |                |            |
| L7   | N89° 16' 39" E | 31.85    |        |                |            |
| L8   | S00° 43' 21" E | 32.64    |        |                |            |
| L9   | S89° 22' 36" W | 120.71   |        |                |            |
| C10  |                | 171.66   | 630    | S73° 09' 01" W | 172.19     |
| L11  | S65° 19' 12" W | 645.19   |        |                |            |



TRACT NUMBER: 3

OWNER: RATE: CATHY

ELIZABETH BURDETTE

TOTAL ACREAGE: 7.869

TOTAL ACREAGE: 7.869  
B/W REQUIRED: 3.763

R/W REQUIRED: 2.763  
REQUIRED TCE: 8.822

REQUIRED ICE: 0.932  
REMAINDER: 5.000

REMAINDER: 5.068

CITY OF OPELIKA

PROJ NO: R071321196

100-1100 COUNTY: LEE

SCALE: 1" = 200'

DATE: 08/12/2025

DATE: 08/12/2023  
SKETCH: 2 DE 2

SKETCH: 2 OF 2

2763 537  
Real Estate Sales Validation Form DEEDS Book & Page

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name 2112 CUNNINGHAM PROPERTY EXCHANGE, LLC  
Mailing Address 3738 NASH CREEK DRIVE  
OPELIKA, AL 36804

Grantee's Name CITY OF OPELIKA, ALABAMA  
Mailing Address 204 S. 7TH STREET  
OPELIKA, AL 36801

Property Address A part of the NW 1/4 of NW 1/4 Section 23,  
Township 19N, Range 26E, identified as Tract No. 3  
on Project No R071321196 in Lee County, Alabama

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_ No Consideration (Donation)  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other Resolution approving ROW Deed  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

---

#### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/2025

Print Scott Parker

Sign SP

(Grantor/Grantee/Owner/Agent) circle one

X Unattested

(verified by)

**Print Form**

**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 in the National Village SD Phase 7D, 7E, 6A, 6B, 1D and 8A as well as all drainage culverts, and sewer mains that serve the land parcels abutting those streets:

National Village Parkway from Double Eagle to Eagle Trail

- Eagle Nest—ALL
- Eagle Trail—ALL
- National Village Parkway from Robert Trent Jones Parkway to Eagle Trail
- Spa Loop—ALL
- Golden Eagle Lane—ALL
- Eagle Wings Way—ALL

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

- Streets ..... \$ 2,605,176.50
- Land ..... \$ 215,000.00
- Site Work ..... \$ 302,927.50
- Sanitary Sewer..... \$ 1,332,881.00
- Drainage Culverts .. \$ 1,817,565.00

2. That the City of Opelika hereby accepts dedication of the following streets approaching the private subdivision of Towne Lakes Phase 5 as well as all drainage culverts, and that serve the land parcels abutting those streets:

- Bush Creek Road—from the bridge to the end
- Yellowstone Drive—ALL

- Ironwood Drive—ALL

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

- Streets ..... \$ 1,050,313.00
- Land ..... \$ 116,500.00
- Site Work ..... \$ 122,129.50
- Sanitary Sewer.... \$ 537,369.80
- Drainage Culvert ... \$ 732,777.00

3. That the City of Opelika hereby accepts dedication of the following streets approaching the private subdivision of Legacy Village Townhomes as well as all drainage culverts, and that serve the land parcels abutting those streets:

- Time Court—ALL
- Legacy Village Circle—ALL

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

- Streets ..... \$ 260,920.00
- Land ..... \$ 45,000.00
- Site Work ..... \$ 6,000.00
- Sanitary Sewer.... \$ 146,601.00
- Drainage Culvert ... \$ 120,689.00

4. That the City of Opelika hereby accepts dedication of the following streets approaching the private subdivision of The Landings as well as all drainage culverts, and that serve the land parcels abutting those streets:

- Capps Landing—from Freddy Way to the end

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

- Streets ..... \$ 240,800.00
- Land ..... \$ 65,000.00
- Site Work ..... \$ 28,000.00
- Sanitary Sewer.... \$ 123,200.00
- Drainage Culvert ... \$ 168,000.00

That the 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.

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

ATTEST:

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CITY CLERK

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AMENDING THE ORGANIZATIONAL CHART  
OF THE ECONOMIC DEVELOPMENT DEPARTMENT BY ADDING  
A POSITION OF PROJECT MANAGER FOR TALENT ATTRACTION AND  
BUSINESS RETENTION & EXPANSION  
AT PAY GRADE 112E**

**WHEREAS**, the Economic Development Department (the “Department”) desires to add a new Project Manager position at Pay Grade 112E; and

**WHEREAS**, the Mayor has submitted his recommendation to the City Council to modify the organizational chart of the Department; and

**WHEREAS**, the City Council hereby finds and determines that said reorganization plan is in the best interest of the Department.

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

1. That the addition of a new Project Manager exempt position at Pay Grade 112E in the Economic Development Department is hereby approved and authorized by the City Council. The number of authorized positions of Project Manager is increased from one to two.
2. That the Economic Development Director and the Human Resources Director are hereby authorized and directed to modify the organizational chart of the Economic Development Department to implement the changes in personnel as contemplated by this Resolution.
3. That the Controller is authorized to make the appropriate budget adjustments to implement this Resolution.
4. That this Resolution will take effect upon its passage and adoption by the City Council.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

## **CITY OF OPELIKA POSITION DESCRIPTION**

### **Project Manager – Talent Attraction and Business Retention & Expansion Economic Development**

#### **Job Summary**

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This position is FLSA exempt (full-time). This position works with others in a professional office environment. The position is responsible for area workforce recruitment, communicating and gathering Opelika Economic Development information, assisting in the development of economic development strategy, developing and executing marketing strategies and materials, public relations, and reporting. The position supports Economic Development activities by providing assistance to the Project Manager and Economic Development Director. The position works under general supervision independently developing work methods and sequences.

#### **Minimum Qualifications**

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- Requires a valid State of Alabama or Georgia driver's license.
- Bachelor's Degree in Business Administration, Economics, Marketing, Management, Public Administration, or a closely related field.
- Experience in public administration, marketing, public relations, or economic development is preferred but not required.
- Any equivalent combination of education, experience and training which provides the required knowledge, abilities and skills may be considered as determined by the hiring authority.
- Applicants are required to submit to a background check as a condition of employment.

#### **Essential Job Functions**

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- Represents the Economic Development Department (ED) and the OIDA on the Opelika Workforce Council or similar groups determined by the ED Director.
- Serves as an ED liaison with the Opelika Chamber of Commerce, Opelika Main Street, Southern Union State Community College (SUSCC), Auburn University (AU), the Career Center, Goodwill, and others as directed by the Director of Economic Development.
- Coordinates Opelika Work Force activities and programs with city and regional educational programs, including community colleges, technical training centers, universities, and other statewide/national institutions/programs focused on work-based learning programs, apprenticeships, and internship/co-op programs.
- Coordinates and expands the ED's Career Skills Program (CSP) with Fort Benning, including attending weekly hiring events for area companies/businesses, coordinates intern placement with local companies/businesses and provides weekly status updates, compiles and provides weekly and monthly reporting to the US Army, and creates recruitment materials for area companies/businesses with current job openings.
- Develops and creates Career Skills Internships programs with other military branches and locations, including Maxwell AFB, Fort Rucker, Redstone, the National Guard, Veterans Affairs, etc.

- Assists the Economic Development Director with talent attraction programs and Business Retention & Expansion strategies to assist existing industries and local businesses. Markets, coordinates, and evaluates the strategies and communicates results to relevant parties as directed.
- Assists the Director of Economic Development in the coordination of special events including prospect visits, fundraising efforts and familiarization tours.
- Communicates Opelika Economic Development Information through use of social media including, but not limited to, Facebook, Twitter, Linked-In and other outlets.
- Monitors, researches, and continually updates Internet sources for existing information regarding Opelika, active projects, existing industries and future lead generation.
- Creates, updates, and maintains relevant economic development materials.
- Participates in community functions to represent department as requested by Director.
- Compiles and distributes weekly job openings updates and contributes to the development and maintenance of a community-wide “available jobs” website.
- Gathers and maintains information/data to support periodic and special reports for the area of responsibility as directed; makes copies and distributes to appropriate personnel/departments.
- Attends staff, committee and other professional meetings to exchange information, represent supervisor, or take minutes; transcribes and distributes copies of minutes to appropriate personnel; organizes and coordinates meetings as directed and prepares meeting agendas/packages.
- Provides backup support to office administrator and maintains office records.

## Marginal Job Functions

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- Attends or conducts staff and other professional meetings to exchange information; attends in-service training and technical or professional classes, seminars, or conferences to improve technical or professional skills.
- Other duties and responsibilities as assigned by management.
- Regular and predictable attendance is required.

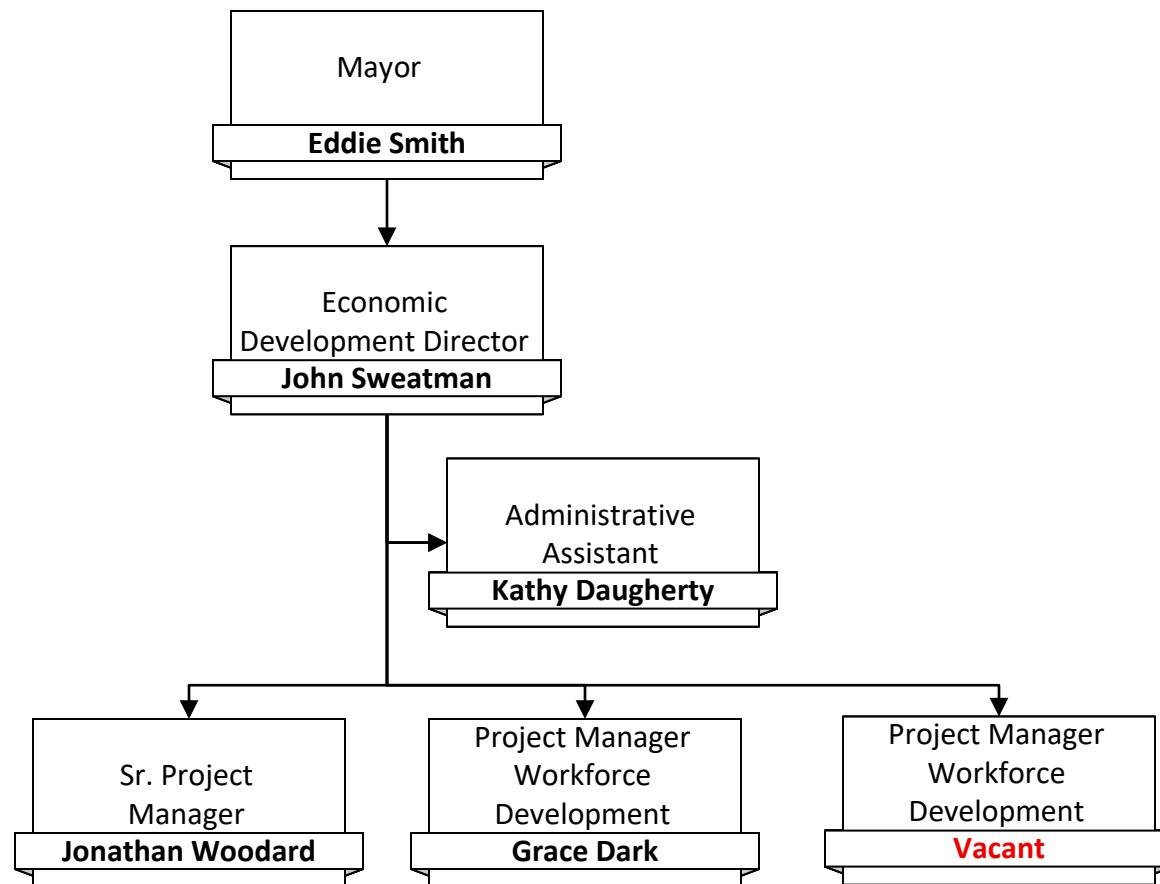
## EMPLOYMENT POLICY

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



## ECONOMIC DEVELOPMENT



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING CHANGE ORDER NUMBER 1 TO THE CONTRACT  
BETWEEN THE CITY OF OPELIKA AND JLD ENTERPRISES, INC.  
FOR THE THOMASON DRIVE EXTENSION PROJECT**

**WHEREAS**, the City Council of the City of Opelika, Alabama previously approved a Contract dated as of July 15, 2025, by and between the City of Opelika, Alabama (the "City") and JLD Enterprises, Inc for the Thomason Drive Extension Project; and

**WHEREAS**, during the course of construction, it was determined that two existing sanitary sewer crossings were identified as "ductile iron pipe" in the plans and the City GIS system, were older vitrified clay pipes. There was also an undetected outcrop of rock that requires special excavation to be removed for the grading of the road; and

**WHEREAS**, Change Order Number 1 to the Contract between the City and JLD Enterprises, Inc. has been submitted to the City Council for approval; and

**WHEREAS**, Change Order Number 1 will increase the total contract amount by an additional \$68,220.00 resulting in a new contract amount of \$ 6,395,209.68; and

**WHEREAS**, said Change Order is necessitated by unforeseen circumstances arising during the course of work for items not contemplated when the plans and specifications were prepared and bid, and

**WHEREAS**, the City Engineer has reviewed all prices and found them to be reasonable, fair and equitable and recommends approval of Change Order Number 1; and

**WHEREAS**, the City Council endorses the statements, findings and recommendations of the City Engineer and hereby finds and determines that it is in the public interest to approve Change Order Number 1.

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

1. That Change Order Number 1 to the Contract dated July 15, 2025, between the City and JLD Enterprises, Inc. a copy of which Change Order is attached hereto and incorporated herein by reference as Exhibit "A", is hereby approved.
2. That the Mayor is hereby authorized and directed to execute Change Order Number 1 in the name and on behalf of the City.
3. That the officers of the City and any person or persons designated and authorized

by any officers of the City to act in the name and on behalf of the City, or any one or more of them, are authorized to do or cause to be done or performed in the name and on behalf of the City such other acts and to execute and deliver or cause to be executed and delivered in the name and on behalf of the City such other notices, certificates, assurances or other instruments or other communications under the seal of the City or otherwise, as they, or any of them deem necessary or advisable or appropriate in order to carry into effect the intent of the provisions of this Resolution and the attached Change Order Number 1.

4. That the amount of the Change Order shall be paid from the Unassigned Fund Balance.

5. That the Mayor and Controller are hereby authorized to make such budget adjustments and accounting entries as necessary to carry into effect the provisions of this Resolution and Change Order.

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

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

# CITY OF OPELIKA

## CHANGE ORDER

**PURCHASE ORDER NUMBER** 2505029 **CHANGE ORDER NUMBER** 1  
**DATE PO ISSUED** 8/28/2025 **EFFECTIVE DATE OF CHANGE** 1/6/2026  
**BID NUMBER** 25016 **ACCOUNT NUMBER** -0001-9333-430-098122  
**DEPARTMENT** Engineering

**VENDOR/CONTRACTOR**

JLD Enterprises, Inc.  
P.O. Box 2280  
Auburn, AL 36831

**DESCRIPTION OF PROJECT AND REASON FOR CHANGE:**

1. There are two sanitary sewer lines (one 8" diameter and one 12" diameter) that were identified in the plans and in our GIS system as "ductile iron" pipes. These would have been adequate to leave in the new roadway, but once the pipes were uncovered, they were identified as old clay pipes. It will be required to replace these pipe with ductile iron so we will not have any sewer issues under the new road. The material cost and installation cost, as well as bypass pump cost will need to be added to the contract.
2. The designer of the roadway plans did geotechnical boring investigations to identify poor soil and rock formations prior to design. Unfortunately, these investigations did not detect a small rock outcrop that was uncovered during the grading process. This rock will need to be removed to get the roadway and drainage to the proper grade. Since rock excavation is listed as a extraordinary type of grading, we will need to add a cost item of "rock excavation" to the contract.

- 645A-510 8 Inch Ductile Iron Sanitary Sewer Gravity Pipe Laid 160 LF at \$125/LF = \$20,000.00
- 645A-514 12 Inch Ductile Iron Sanitary Sewer Gravity Pipe Laid 140 LF at \$170/LF = \$ 23,800.00
- 645M-500 Connection to Existing Manhole (with bypass pump) 2 each at \$ 6,560 = \$ 13,120.00
- 210A-001 Unclassified Excavation (rock removal)—Force Account--\$360/hour for 30 hours = \$11,300.00

The Engineering Department has reviewed the changes and cost and find all of the proposed changes fair and reasonable and within the original scope of the contract. These items will need to be added to the contract with an additional cost of \$ 68,220.00.

**ORIGINAL CONTRACT AMOUNT:** \$ 6,326,989.68

**CONTRACT AMOUNT PRIOR CHANGE:** \$ 6,329,989.68

**THIS INCREASE:** \$ 68,220.00

**THIS DECREASE:** \$ 0

**NEW CONTRACT AMOUNT:** \$ 6,395,209.68

**CHANGE APPROVED AND ADOPTED THIS** DAY OF January, 2026

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**Eddie Smith**  
**MAYOR**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF OPELIKA, ALABAMA, SUPPORTING THE  
ALABAMA USA SEMI-QUINCENTENNIAL COMMISSION FOR THE  
COMMMEMORATION AND CELEBRATION OF THE 250<sup>TH</sup> ANNIVERSARY OF  
THE SIGNING OF THE DECLARATION OF INDEPENDENCE**

**WHEREAS**, The Alabama legislature and Governor created the Alabama USA Semi-quincentsennial Commission (“AMERICA250AL”) by joint resolution in 2021 to plan, promote, and implement where appropriate, public celebrations and commemorations of the 250th anniversary of the Declaration of Independence on July 4, 2026, and of the 250th anniversary of the United States of America; and

**WHEREAS**, AMERICA250AL hopes to engage ALL Alabamians and ALL 67 counties through their many signatures and officially recognized programs, projects and events over the next two years by inspiring future leaders and celebrating all Americans and Alabamians contributions to the nation over the last 250 years; and

**WHEREAS**, by adoption of AMERICA250AL’s educational outreach toolkits, we hope to educate, engage, and unite citizens across the state in celebration.

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

1. That the City Council officially establishes an AMERICA250AL Committee made up of a diverse group of citizens to work with AMERICA250AL on any and all activities within Opelika, Alabama. The participants of the Opelika AMERICA250AL Committee will be strictly voluntary roles, and there will be no compensation for participation.
2. That the City Clerk send a copy of this Resolution be sent to the Lee County legislative delegation and AMERICA250AL Commission.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPOINTING A MUNICIPAL JUDGE**

**WHEREAS**, §12-14-30, *Code of Alabama*, 1975, provides that a municipal court shall have the number of judges specified by the municipal governing body; and

**WHEREAS**, §12-14-30, *Code of Alabama*, 1975 provides that the municipal court judges shall be appointed by a majority vote of the members of the municipal governing body; and

**WHEREAS**, the term of office for a part-time judge is two years; and

**WHEREAS**, Honorable Ben Hand has been serving as a part-time municipal judge and the City Council desires to reappoint Judge Hand.

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

1. That the Honorable Ben Hand is reappointed as part-time Municipal Judge of the Municipal Court of the City of Opelika for a two-year term beginning February 1, 2026, and ending January 31, 2028, upon the taking of the oath of office and the compensation affixed to his position is provided by separate resolution.

2. That this Resolution shall become effective after passage and approval.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

\_\_\_\_\_  
CITY CLERK

**RESOLUTION NO. \_\_\_\_\_**

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

- 1) That the proposed CONTRACT FOR SERVICES to be entered into between the City of Opelika and Lee County Literacy Coalition, a copy of which is hereto attached as Exhibit "A", be and the same is hereby approved, adopted, authorized, ratified, and confirmed.
- 2) That Eddie Smith, Mayor of the City of Opelika is hereby authorized and empowered to execute the foregoing agreement in the name and on behalf of the City of Opelika and the City Clerk is hereby authorized to affix the corporate seal of the City of Opelika thereto and to attest the same, and the Mayor shall deliver one copy to the Lee County Literacy Coalition and retain one copy.

**ADOPTED and APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

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

Attest:

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Russell A. Jones, MMC  
City Clerk

STATE OF ALABAMA      )  
                            :  
COUNTY OF LEE            )

**CONTRACT FOR SERVICES**

**THIS AGREEMENT** is made and entered into between the City of Opelika, Alabama a municipal corporation, hereinafter referred to as the "CITY", and the Lee County Literacy Coalition, a 501(c)(3) corporation, hereinafter referred to as "LCLC", on this the 1st day of October, 2025.

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

1. The term of this agreement shall be for a period of twelve (12) months commencing on the 1<sup>st</sup> day of October, 2025, and ending the 30<sup>th</sup> day of September, 2026.
2. During the term of this contract, LCLC agrees to provide the following services:
  - One-to-one tutoring in reading, math, and GED preparation (on-site and virtually).
  - Facilitate literacy workshops with topics: financial, health and digital/workforce development.
3. As compensation for the services rendered hereunder, the City agrees to pay to LCLC, for the term of this agreement the sum of \$4,000.00 payable in lump sum upon approval and execution of this contract.
4. LCLC shall maintain records as to all costs and expenses incurred in performing the services listed above. LCLC shall provide the City, upon written request by the City to LCLC, a full and accurate accounting, with such detail as the City may reasonably require, of all expenditures incurred by LCLC in performing such services. LCLC shall furnish to the City copies of invoices relating to such expenditures. LCLC will also retain all records related to Program Funding until October 1, 2027.
5. The City may perform an audit of the records of LCLC at any time during the term of this agreement and even if the agreement has expired. Audits will be performed at a time mutually agreeable to LCLC and the City. While conducting an audit of LCLC's performance under this agreement, the City must use generally accepted auditing standards. If an audit shows any portion of the funds disbursed were not spent in accordance with the conditions of and in strict compliance with this agreement, LCLC will be liable for reimbursement to the City of all funds not spent in accordance with the agreement, within fourteen (14) days after the City has notified LCLC of such non-compliance.

6. All programs shall be open to qualifying participants regardless of race, national origin, gender or religious affiliation.
7. LCLC agrees to comply with all local, state, and federal laws while performing under the terms of this Contract.
8. LCLC agrees that it will not use any funds received from the City for political activities nor shall it endorse or promote the campaign of any person for political office.
9. LCLC in the performance of its operations and obligations hereunder shall not be deemed to be an agent of the City, but shall be deemed to be an independent contractor in every respect. The City does not and will not assume any responsibility for the means by which or manner in which the services by LCLC are performed, but on the contrary, LCLC shall be wholly responsible for the payment of its operating expenses, which includes, but not limited to, payroll expenses, taxes, maintenance expenses, supplies, utility charges, insurance premiums and governmental license fees.
10. LCLC agrees that upon the violation of any of the covenants and agreements herein contained, the City may, at its option, terminate and cancel this agreement.
11. LCLC shall not transfer or assign this contract or license any of the rights or privileges granted herein without the prior written consent of the City.
12. This contract supersedes any and all other agreements, either oral or written, between the parties hereto with respect to the subject matter hereof, and no other agreement, statement or promise relating to the subject matter of this contract which is not contained herein shall be valid or binding unless in writing signed by the parties.
13. Subject to the provisions regarding assignment, this contract shall be binding on the successors and assigns of the respective parties.
14. The validity of this contract and of any of its items, provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Alabama.

**IN WITNESS WHEREOF**, the parties have hereunto signed their names and affixed their seals, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF OPELIKA, ALABAMA  
A municipal corporation

BY: \_\_\_\_\_  
Eddie Smith  
Mayor

ATTEST:

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Russell A. Jones, MMC  
City Clerk

Lee County Literacy Coalition

BY:   
\_\_\_\_\_  
Executive Director

ATTEST:

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Witness

## RESOLUTION NO. \_\_\_\_\_

**WHEREAS**, Doctor J. W. Darden was the first African-American medical doctor in Opelika, Alabama, and

**WHEREAS**, the J. W. Darden Foundation Inc. has been formed to honor and preserve the many contributions that Doctor Darden made to this community, and

**WHEREAS**, the J. W. Darden Foundation Inc. is holding their 13<sup>th</sup> annual “Black Tie Legacy Gala” on February 7, 2026, to raise additional funds that are needed to support the Darden Wellness Center, and

**WHEREAS**, City Council President W. George Allen Ward 1, Councilwoman Janataka Hughley-Holmes Ward 2, Councilwoman Leigh Whatley Ward 3, President Pro-Tem Chuck Beams Ward 4, and Councilman Todd Rauch Ward 5 would like to contribute a portion of their discretionary funds to the J. W. Darden Foundation Inc. to help sponsor the 2026 Black Tie Legacy Gala.

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

1. The City Council approves a special appropriation of \$2,500.00 from the City Council discretionary funds as detailed below:

|                 |                     |          |
|-----------------|---------------------|----------|
| George Allen    | Ward 1 Current Fund | \$500.00 |
| Janataka Holmes | Ward 2 Current Fund | \$500.00 |
| Leigh Whatley   | Ward 3 Current Fund | \$500.00 |
| Chuck Beams     | Ward 4 Current Fund | \$500.00 |
| Todd Rauch      | Ward 5 Reserve Fund | \$500.00 |

2. That the City Council hereby declares and determines that the expenditures of said public funds will serve a public purpose for the City of Opelika.
3. That Mayor Eddie Smith and the Controller are hereby authorized and directed to transfer said funds as designated above to the appropriate account(s).
4. That the City Clerk is hereby authorized to prepare and process the appropriate document(s) so that a check can be prepared for \$2,500.00 payable to the J.W. Darden Foundation Inc.

**ADOPTED and APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

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

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Russell A. Jones, MMC  
City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING SPECIAL APPROPRIATION  
FOR THE 7<sup>TH</sup> ANNUAL SONGWRITERS FESTIVAL BEING HELD  
IN THE CITY OF OPELIKA, ALABAMA MARCH 26-29, 2026**

**WHEREAS**, the 7<sup>th</sup> Annual Songwriters Festival (the “Festival”), presented by the Sound Wall Music Initiative (“SWMI”), will be held in Downtown Opelika March 26, 2026 through March 29, 2026; and

**WHEREAS**, Mayor Eddie Smith and the City of Opelika fully supports the programs provided by SWMI and desires to assist with the expenses of the Festival in March, 2026; and

**WHEREAS**, SWMI is a 501(c)3 non-profit organization; and

**WHEREAS**, the City of Opelika wishes to appropriate the amount of \$10,000 to SWMI, said funds to be paid from the Unassigned Fund Balance.

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

1. That the City Council hereby approves a special appropriation in the amount of \$10,000 to assist the Sound Wall Music Initiative with the 7<sup>th</sup> Annual Songwriters Festival March 26-29, 2026.

2. That the City Council hereby declares and determines that the expenditure of said funds will serve a public purpose by promoting tourism, furnishing cultural services and programs for the benefit of the general public.

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

4. That the City Clerk is hereby authorized to process the necessary paperwork so that the amount of \$10,000 can be processed by the Accounting Department.

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

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING AMENDED PROJECT DEVELOPMENT  
AGREEMENT BY AND BETWEEN THE CITY OF OPELIKA,  
ALABAMA, AND OPELIKA MILL HOLDINGS, LLC**

**BE IT RESOLVED** by the City Council of the City of Opelika, Alabama, (the “Council”) as the governing body of the City of Opelika, Alabama, (the “City”), as follows:

**Section 1.** The City Council upon evidence duly presented to and considered by it, has found and determined, and does hereby find, determine and declare as follows:

(a) Pursuant to the applicable laws of the State of Alabama, the City and Opelika Mill Holdings, LLC, an Alabama limited liability corporation (the “Company”) have prepared and presented to the Council that certain Amended Project Agreement by and between the City and the Company dated January 6, 2026, as well as all Exhibits attached thereto (collectively, the “Amended Project Development Agreement”) for the purposes referenced therein.

(b) The City is authorized to do any of the actions or undertakings referenced in Amendment No. 772 to the Constitution of Alabama of 1901, as amended (“Amendment 772”).

(c) The Amended Agreement provides that if it becomes necessary, as determined by the Company, to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.

(d) The expenditure of public funds for the purposes specified in the Amended Project Development Agreement will serve a valid and sufficient public purpose, notwithstanding any incidental benefit accruing to any private entity or entities, because it will facilitate the construction of the Project for the benefit of the general public, will increase employment opportunities in the City and will increase the tax and revenue base of the City.

(f) On December 24, 2025, the City caused to be published in the Opelika

Observer, which is a newspaper of general circulation in the City, the Notice required by Amendment 772, a true and correct copy of which Notice is attached hereto. The information set forth in said Notice is true and correct, and the publication of said Notice is hereby ratified and confirmed.

**Section 2.** The Council does hereby approve, adopt, authorize, direct, ratify and confirm

(a) the agreements, covenants and undertakings of the City set forth in the Amended Project Development Agreement.

(b) the terms and provisions of the Amended Project Development Agreement, with such changes thereto (by addition or deletion) as the Mayor shall approve (other than an increase in the amount of the City's financial commitment which must be approved by this Council), which approval shall be conclusively evidenced by execution and delivery of the Amended Project Development Agreement as hereinafter provided.

**Section 3.** The Mayor is hereby authorized and directed to execute and deliver the Amended Project Development Agreement for and on behalf of and in the name of the City. The Clerk is hereby authorized and directed to affix the official seal of the City to the Amended Project Development Agreement and to attest the same.

**Section 4.** The Mayor and the officers of the City are each hereby authorized and directed to take all such actions, and execute, deliver and perform all such agreements, documents, instruments, notices and petitions and proceedings with respect to the Amended Project Development Agreement, as the Mayor and such other officers shall determine to be necessary or desirable to carry out the provisions of this Resolution and the Amended Project Development Agreement or duly and punctually observe and perform all agreements and obligations of the City under the Amended Project Development Agreement.

**Section 5.** All prior actions taken, and agreements, documents or notices executed and delivered, by the Mayor or any officer or member of the City Council or other representative of the City, in connection with the agreements, covenants and undertakings of the City hereby approved, or in connection with the preparation of the Amended Project Development Agreement and the terms and provisions thereof, are hereby approved, ratified and confirmed.

**Section 6.** This Resolution shall take effect immediately.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

I, the undersigned qualified and acting City Clerk of the City of Opelika, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a resolution lawfully passed and adopted by the City Council of the City of Opelika at a regular meeting held on the 6<sup>th</sup> day of January, 2026, and that such resolution is on file in the office of the City Clerk.

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

---

CITY CLERK  
CITY OF OPELIKA, ALABAMA

**AMENDED PROJECT DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
OPELIKA MILL HOLDINGS, LLC  
AND  
THE CITY OF OPELIKA, ALABAMA**

## **AMENDED PROJECT DEVELOPMENT AGREEMENT**

**THIS AMENDED PROJECT DEVELOPMENT AGREEMENT** (the “Agreement”) is made and entered into by and between the **CITY OF OPELIKA, ALABAMA**, an Alabama municipal corporation (the “City”) and **OPELIKA MILL HOLDINGS, LLC**, an Alabama limited liability company (the “Company”) as of the 6th day of January, 2026. The City and the Company are each a “Party” to this Agreement and are collectively referred to as the “Parties”.

### **RECITALS**

The parties hereto make the following recitals of facts as the basis of the undertakings herein made.

**WHEREAS**, the City and the Company have previously entered into that certain Project Development Agreement dated as of July 8, 2025; and

**WHEREAS**, the Company owns certain land located within the corporate limits of the City of Opelika consisting of approximately 42 acres as more particularly described by the drawing attached hereto as Exhibit “A” (the “Property”) on which the Company intends to construct improvements to develop the vacant site, including both single family and multifamily residential, retail and commercial development on the Property (the “Project”); and

**WHEREAS**, the Company intends to construct certain public improvements to serve the Project, including street improvements, water, storm sewer, sanitary sewer improvements and traffic and mobility improvements; and

**WHEREAS**, the Company intends to develop the Property, in stages, and the buildout of the Property is expected to occur over the next ten to twelve years; and

**WHEREAS**, the City has determined that this Agreement will facilitate orderly buildout of the Property and will further promote growth management and planning objectives of the City by providing certainty over time with respect to permitted densities, uses, infrastructure, development standards and other aspects of the development review process; and

**WHEREAS**, Section 94.01 of the Official Recompilation of the Constitution of Alabama (Amendment No. 772) authorizes the City to lend its credit or to grant public funds or things of value in and of or to any corporation or business entity for the purpose of promoting the economic development of the City; and

**WHEREAS**, in consideration of the design, timely construction and development of the Project, which will bring additional ad valorem tax revenues and sales and use tax revenues to the City and additional jobs resulting from the construction of the Project, the City desires to enter into this Agreement pursuant to Section 94.01 and other applicable laws as an economic incentive for the Company to develop, finance and construct the Project; and

**WHEREAS**, the parties wish to amend the Project Development Agreement in order to

modify Section 4.5(5) to provide that if it becomes necessary, as determined by the Company, to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.

## **AGREEMENT**

**NOW, THEREFORE**, for and in consideration of the premises, and the mutual covenants and agreements herein contained, the City and the Company enter into this Amended Project Development Agreement on the following terms and conditions.

Pursuant to Section 7.9 of the Project Development Agreement, the following sentence is added to Section 4.5(5), which Amendment to the Project Development Agreement is hereby authorized, ratified and confirmed:

“If the Company deems it necessary to demolish and regrade 25<sup>th</sup> Street and/or 26<sup>th</sup> Street, the City will install base, new curb and gutter and overlay with asphalt pavement.”

All other terms and conditions remain in full force and effect.

**IN WITNESS WHEREOF**, the City has caused this Amended Project Development Agreement to be executed in its name, under seal, and the same attested, all by officers thereof duly authorized thereunto, and the Company has executed this Agreement under seal, and the parties have caused this Agreement to be dated the date and year first above written.

## **CITY OF OPELIKA, ALABAMA**

{SEAL}

By: \_\_\_\_\_  
Eddie Smith  
Its Mayor

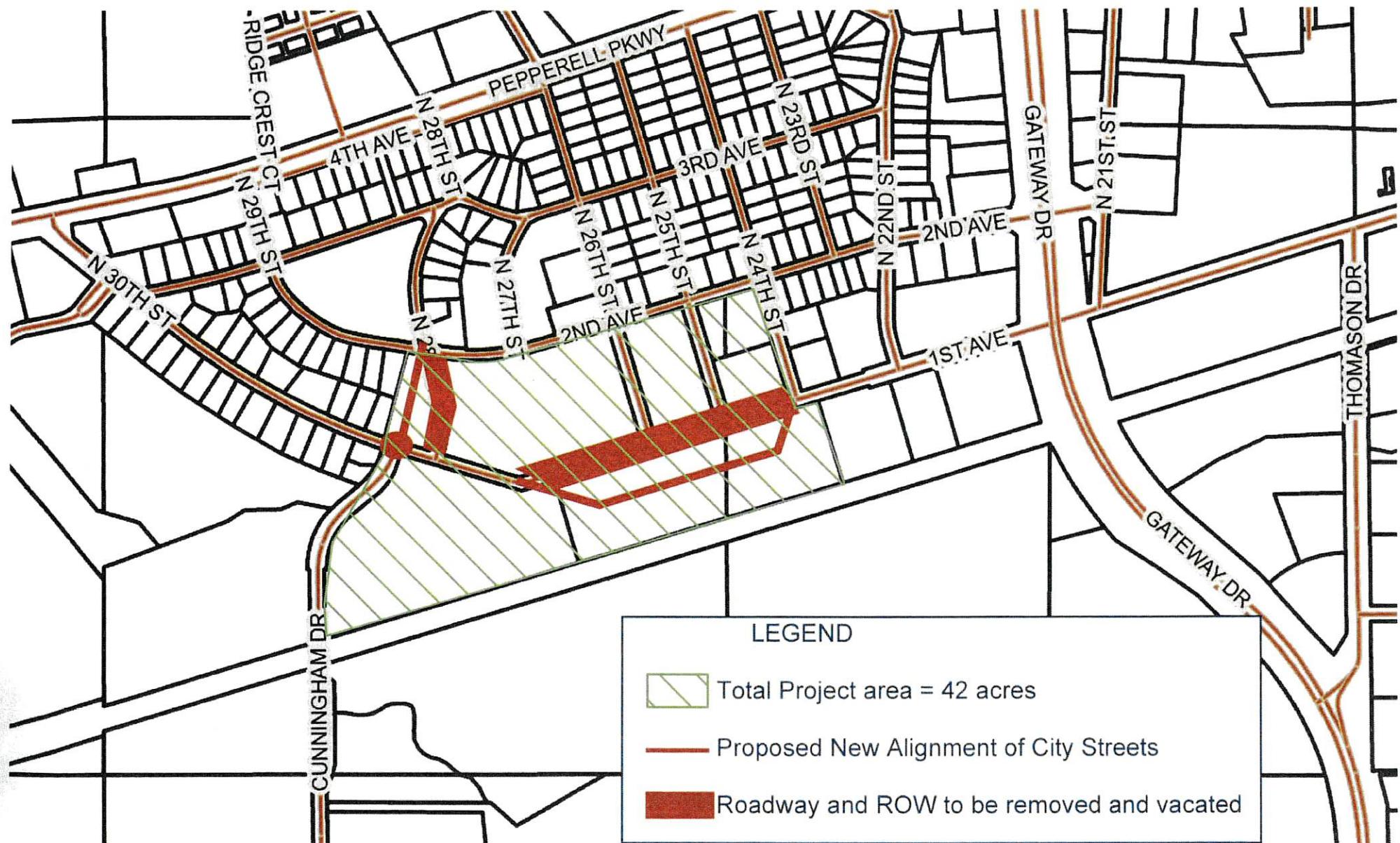
ATTEST:

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Russell A. Jones, MMC  
City Clerk

**OPELIKA MILL HOLDINGS, LLC**

By: \_\_\_\_\_  
DANIEL HOLLAND  
Its Managing Member



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR  
STRUCTURE LOCATED AT 1801 SOUTH LONG STREET, OPELIKA, ALABAMA  
36801, PARCEL ID NO.: 43-10-04-18-3-002-016.000 IN COMPLIANCE WITH SECTIONS  
11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE,  
OF THE *CODE OF ALABAMA*, AND IN COMPLIANCE WITH ORDINANCE NO. 116-15.  
OF THE CITY OF OPELIKA, ALABAMA**

**WHEREAS**, the Building Official of the City of Opelika, Alabama, determined that the condition of the building or structure (the store) located at 1801 S. Long Street, Opelika, Alabama, 36801, Parcel I.D. Number: 43-10-04-18-3-002-016.000, (hereinafter the Subject Property") is in such condition as to make it dangerous to the life, health, property, morals, safety or general welfare of the public or the occupants; and

**WHEREAS**, Harsh Corporation is the record owner of the above-described property as shown from a search of records of the Office of the Judge of Probate of Lee County, Alabama; and

**WHEREAS**, Harsh Corporation is the entity last assessing the subject property for state taxes; and

**WHEREAS**, a "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy" was sent via certified mail, properly addressed, and postage prepaid to Harsh Corporation, 2700 Stonybrook Road, Opelika, AL 36804; and Harsh Corporation, c/o Kirti Patel, 1 North Main Street, Hurtsboro, AL 36860; and

**WHEREAS**, contemporaneous with the filing of the "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy", a copy of the same was posted at or within three (3) feet of an entrance to the building on the subject property; and

**WHEREAS**, a Lis Pendens Notice was duly filed of record in the Office of the Judge of Probate of Lee County, Alabama, as required by Ordinance No. 116-15; and

**WHEREAS**, notice that the subject property is a dangerous building because it is unsafe to the extent that it is a public nuisance and is subject to demolition and that a public hearing would be held on a certain date was given to all interested parties as required by law; and

**WHEREAS**, Tuesday, January 6, 2026, at 6:00 p.m. in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama, was fixed as the time and place when and where the City Council will meet to determine whether or not the building located at 1801 S. Long Street is unsafe to the extent that it creates a public nuisance; and

**WHEREAS**, the City Council of the City of Opelika met on Tuesday, January 6, 2026, at the aforesaid time and place for the purpose of conducting said public hearing; and

**WHEREAS**, the President of the City Council of the City of Opelika presided over said public hearing and opened the floor for comments from the public and any persons interested in the real property located at 1801 S. Long Street, Opelika, Alabama; and

**WHEREAS**, the City Council has considered all of the evidence and other matters in relation to said alleged public nuisance.

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

1. The City Council hereby finds and determines that the building or structure located at 1801 S. Long Street, Opelika, Alabama, Parcel I.D. Number: 43-10-04-18-3-002-016.000, is unsafe to the extent that it creates a public nuisance to the citizens of Opelika, Alabama, and is due to be condemned and demolished in compliance with §§11-40-30 through 11-40-36 and §§11-53B-1 through 11-53B-16, inclusive of the *Code of Alabama*, and Ordinance No. 116-15 of the City of Opelika, Alabama, which Ordinance is codified at Sections 5-221 through 5-238, inclusive

of the *Code of Ordinances* of the City of Opelika, Alabama. The property referred to above is more particularly described as follows:

A tract or parcel of land with all buildings and improvements thereon, including the fixtures in the store building on said lot, said lot being in the City of Opelika, Lee County, Alabama, and described as follows: Beginning at the point where the Southerly margin of Hardaway Street is intersected by the Easterly margin of what is known as Mitchell's Mill Road (sometimes known as Long Street) and from said point of beginning run Northeasterly along the Southerly margin of Hardaway Street 150 feet; thence in a Southerly direction parallel with said Mitchell's Mill Road for a distance of 100 feet; thence in a Southwesterly direction and parallel with said Hardaway Street for a distance of 150 feet to the Easterly margin of said Mitchell's Mill Road and thence Northerly along the said margin of said Mitchell's Mill Road 100 feet to the point of beginning, being a part of Lot 3, in Block 236 as shown by Robert L. Totten's Official Real Estate Map of Opelika, 1930, being part of the property heretofore conveyed to the said W.G. Hall by Green L. Holley by deed dated December 5, 1935, and of record in the Office of the Judge of Probate of Lee County, Alabama, in Deed Book 213 at Page 547. Being the identical property as that conveyed to Charles W. Riddle by Chester Earl Riddle and Mary B. Riddle by deed dated February 24, 1981, and being of record in Deed Book 1103 at Page 24 in the Office of the Judge of Probate of Lee County, Alabama.

Also being further described as Parcel Number 43-10-04-18-3-002-016.000, according to records maintained in the Lee County Revenue Commissioner's Office.

2. The Mayor is hereby authorized and directed to cause said building or structure (the store) to be demolished and removed after the expiration of twenty (20) days from the date of this resolution if an appeal has not been taken to the Circuit Court. The demolition may be accomplished by the municipality by the use of its own forces, or it may be provided by contract for the demolition. The municipality may sell or otherwise dispose of salvaged materials resulting from the demolition. All employees, contractors and duly authorized agents of the City are authorized to enter upon said property for said purpose.

3. Any person aggrieved by the decision of the City Council may, within ten (10) days hereafter, appeal to the Circuit Court upon filing with the Clerk of the Court notice of appeal and a bond for security of costs in the form and amount approved by the Circuit Clerk.

4. Upon the demolition and removal of said building or structure, the Building Official shall make a report to the City Council of the cost. The City Council shall thereafter adopt a resolution fixing the costs which it finds were reasonably incurred in the demolition and removal of said building or structure and assess the costs against said property. The proceeds of any monies received from the sale of salvaged materials from the building or structure shall be used or applied against the cost of the demolition and removal. The fixing of costs by the City Council shall constitute a special assessment against the lot or lots, parcel, or parcels of land upon which the building or structure was located and shall constitute a lien on the property for the amount of the assessment.

5. The City Clerk is hereby directed to mail, by certified mail, a copy of this resolution to the owners and lien holders of the property as the information appears on the records of the office of the Tax Assessor and in the Office of the Judge of Probate of Lee County, Alabama.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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

ATTEST:

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CITY CLERK

Cc: Harsh Corporation  
2700 Stonybrook Road  
Opelika, AL 36804

Harsh Corporation  
c/o Kirti Patel  
1 North Main Street  
Huntsboro, AL 36860

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR  
STRUCTURE LOCATED AT 111 SOUTH RAILROAD AVENUE, OPELIKA, ALABAMA  
36801, PARCEL ID NO.: 43-10-03-07-1-001-014.000 IN COMPLIANCE WITH SECTIONS  
11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE,  
OF THE *CODE OF ALABAMA*, AND IN COMPLIANCE WITH ORDINANCE NO. 116-15.  
OF THE CITY OF OPELIKA, ALABAMA**

**WHEREAS**, the Building Official of the City of Opelika, Alabama, determined that the condition of the building or structure located at 111 South Railroad Avenue, Opelika, Alabama, 36801, Parcel I.D. Number: 43-10-03-07-1-001-014.000, (hereinafter the Subject Property") is in such condition as to make it dangerous to the life, health, property, morals, safety or general welfare of the public or the occupants; and

**WHEREAS**, Joseph Solomon Stoiber is the record owners of the above-described property as shown from a search of records of the Office of the Judge of Probate of Lee County, Alabama; and

**WHEREAS**, Joseph Solomon Stoiber is the person last assessing the subject property for state taxes; and

**WHEREAS**, a "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy" was sent via certified mail, properly addressed, and postage prepaid to Joseph Solomon Stoiber, 817 N. 10<sup>th</sup> Street, Opelika, AL 36801 and Joseph Solomon Stoiber, 830 Avenue A, Ste B, Opelika, AL 36801; and

**WHEREAS**, contemporaneous with the filing of the "Notice of Dangerous Building, Finding of Public Nuisance and Order to Remedy", a copy of the same was posted at or within three (3) feet of an entrance to the building on the subject property; and

**WHEREAS**, a Lis Pendens Notice was duly filed of record in the Office of the Judge of Probate of Lee County, Alabama, as required by Ordinance No. 116-15; and

**WHEREAS**, notice that the subject property is a dangerous building because it is unsafe to the extent that it is a public nuisance and is subject to demolition and that a public hearing would be held on a certain date was given to all interested parties as required by law; and

**WHEREAS**, Tuesday, January 6, 2026, at 6:00 p.m. in the Courtroom of the Opelika Municipal Court Building, 300 Martin Luther King Boulevard, Opelika, Lee County, Alabama, was fixed as the time and place when and where the City Council will meet to determine whether or not the buildings located at 111 South Railroad Avenue is unsafe to the extent that it creates a public nuisance; and

**WHEREAS**, the City Council of the City of Opelika met on Tuesday, January 6, 2026, at the aforesaid time and place for the purpose of conducting said public hearing; and

**WHEREAS**, the President of the City Council of the City of Opelika presided over said public hearing and opened the floor for comments from the public and any persons interested in the real property located at 111 South Railroad Avenue, Opelika, Alabama; and

**WHEREAS**, the City Council has considered all of the evidence and other matters in relation to said alleged public nuisance.

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

1. The City Council hereby finds and determines that the building or structure located at 111 South Railroad Avenue, Opelika, Alabama, Parcel I.D. Number: 43-10-03-07-1-001-014.000, is unsafe to the extent that it creates a public nuisance to the citizens of Opelika, Alabama, and is due to be condemned and demolished in compliance with §§11-40-30 through 11-40-36 and §§11-53B-1 through 11-53B-16, inclusive of the *Code of Alabama*, and Ordinance No. 116-15 of the City of Opelika, Alabama, which Ordinance is codified at Sections 5-221 through 5-

238, inclusive of the *Code of Ordinances* of the City of Opelika, Alabama. The property referred to above is more particularly described as follows:

Commencing at the Northeast corner of Section 7, Township 19, Range 27 and run thence South 2 degrees 0 minutes West 991.2 feet to the Northerly margin of Jeter Street; run thence North 88 degrees 0 minutes West, along said Northerly margin of Jeter Street, 782 feet to the point of beginning of the lot herein to be described and conveyed; from said point of beginning run thence North 2 degrees 0 minutes East, along the Westerly boundary line of William W. Noble lot, 122 feet; run thence North 88 degrees 0 minutes West 77 feet, more or less, to the Easterly margin of South Railroad Avenue; run thence South 24 degrees 0 minutes West, 98 feet to the Northwesterly corner of lot sold by Yetta G. Samford to Charlie Goree; run thence South 88 degrees 0 minutes East, along the Northerly boundary line of said Goree lot, 92 feet; run thence South 2 degrees 0 minutes West, 33 feet, more or less, to the Northerly margin of Jeter Street; run thence South 88 degrees 0 minutes East, along the Northerly margin of Jeter Street, 25 feet to the point of beginning together with all improvements thereon and appurtenances thereunto appertaining.

Also being further described as Parcel Number 43-10-03-07-1-001-014.000, according to records maintained in the Lee County Revenue Commissioner's Office.

2. The Mayor is hereby authorized and directed to cause said building or structure to be demolished and removed after the expiration of twenty (20) days from the date of this resolution if an appeal has not been taken to the Circuit Court. The demolition may be accomplished by the municipality by the use of its own forces, or it may be provided by contract for the demolition. The municipality may sell or otherwise dispose of salvaged materials resulting from the demolition. All employees, contractors and duly authorized agents of the City are authorized to enter upon said property for said purpose.

3. Any person aggrieved by the decision of the City Council may, within ten (10) days hereafter, appeal to the Circuit Court upon filing with the Clerk of the Court notice of appeal and a bond for security of costs in the form and amount approved by the Circuit Clerk.

4. Upon the demolition and removal of said building or structure, the Building Official shall make a report to the City Council of the cost. The City Council shall thereafter adopt a

resolution fixing the costs which it finds were reasonably incurred in the demolition and removal of said building or structure and assess the costs against said property. The proceeds of any monies received from the sale of salvaged materials from the building or structure shall be used or applied against the cost of the demolition and removal. The fixing of costs by the City Council shall constitute a special assessment against the lot or lots, parcel, or parcels of land upon which the building or structure was located and shall constitute a lien on the property for the amount of the assessment.

5. The City Clerk is hereby directed to mail, by certified mail, a copy of this resolution to the owners and lien holders of the property as the information appears on the records of the office of the Tax Assessor and in the Office of the Judge of Probate of Lee County, Alabama.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

---

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

ATTEST:

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CITY CLERK

Cc: Joseph Solomon Stoiber  
817 N. 10<sup>th</sup> Street  
Opelika, AL 36801

Joseph Solomon Stoiber  
830 Avenue A, Ste B  
Opelika, AL 36801

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND ADOPTING AMENDMENT  
TO THE PERSONNEL POLICIES AND PROCEDURES MANUAL  
OF THE CITY OF OPELIKA, ALABAMA**

**WHEREAS**, the City of Opelika, Alabama, (the “City”) has previously adopted general provisions pertaining to personnel rules and regulations, including, but not limited to, employee benefits and health benefits, which are set forth in the “Personnel Policies and Procedures of the City of Opelika” (hereinafter referred to as the “Personnel Manual”); and

**WHEREAS**, City staff has recommended to the City Council that the Personnel Manual be updated at the present time to provide for additional and revised policies and procedures pertaining to the administration of the Health Plan for City employees and personnel; and

**WHEREAS**, the City Council realizes that periodic adjustments must be made to the Personnel Manual in order to keep the manual current and consistent with state and federal labor and employment law requirements as well as policies, procedures, guidelines, rules and regulations established by the City on the local level for employees; and

**WHEREAS**, the City Council has determined that it is in the best interest of the public health, safety and general welfare to amend the Personnel Manual at this time as recommended by City staff to update certain policies, procedures, guidelines, rules and regulations.

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

**Section 1. Amendments.** That the Personnel Manual of the City of Opelika, as previously amended, is further amended in the following respect:

**That Section 12.4.2.2 is hereby adopted to read as follows:**

**Section 12.4.2.2 Health Plan.**

Generally, new employees are covered on the first of the month following date of employment. New eligible employees may be covered by the city's group health plan by completing a written application for such coverage within thirty-one (31) days of their employment with the city. If an employee does not apply for coverage within this time period and later wishes to apply for coverage, his coverage will not become effective until the carrier gives its written consent for such coverage. An eligible employee may select either single coverage for himself or family coverage to include his eligible dependents. The city will pay a percentage of cost associated with single coverage for the employee. The employee will be responsible for the costs associated with coverage for his family. Benefits paid under the employee health insurance plan will be coordinated with any other health insurance plan, under which an eligible employee is or may be covered, in accordance with the terms of the policy. Any employee covered by the employee health insurance plan may at separation be eligible to purchase coverage for himself and/or his dependents in accordance with the terms of the policy and federal law.

Except as otherwise provided, any eligible employee, at the time of service retirement, may elect to purchase health insurance coverage for himself and dependents under the city's group health insurance plan. An eligible employee as used herein shall mean:

- (a) Any employee with at least ten (10) years of creditable service who has attained age sixty (60) at the time of withdrawal from the service.
- (b) An employee with twenty-five (25) years or more creditable service at the time of withdrawal from service.

Payment of premiums for individual and/or dependent coverage hereunder shall be the financial responsibility of the retired employee and such premium payment shall be made to the city on or before the first day of each month, payable one (1) month's premium in advance. All coverage shall cease when the retiree reaches the age of 65 or becomes eligible for Medicare, whichever occurs first.

Employees who retired prior to October 1, 2019, may remain eligible for coverage until the retiree reaches age 65.

**Section 2. Severability.** The provisions of this ordinance are severable. If any section, subsection, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall not affect the validity of the remaining portions of this ordinance.

**Section 3. Cumulative of All Other Ordinances.** The provisions of this ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the subject matter as covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**Section 4. Effective Date.** This ordinance shall become effective upon its passage, approval and publication as required by law.

**Section 5. Publication.** The City Clerk of the City of Opelika, Alabama is hereby authorized and directed to cause this Ordinance to be published one (1) time in a newspaper of general circulation published in the City of Opelika, Lee County, Alabama.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

TRANSMITTED TO MAYOR on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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CITY CLERK

ACTION BY MAYOR

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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MAYOR

ATTEST:

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CITY CLERK

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE TO AMEND THE DEVELOPMENT PLAN  
FOR WYNDHAM PUD**

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

**Section 1. FINDINGS.** The City Council has determined and hereby finds and declares that the following facts are true and correct:

- (a) CPP Investments, LLC, heretofore submitted to the City a Development Plan for a planned unit development (“PUD”) entitled “Wyndham PUD” consisting of approximately 15 acres.
- (b) Pursuant to Ordinance No. 109-05, the City Council approved said Development Plan for Wyndham PUD and amended the Official Zoning Map of the City to designate the zoning classification of Planned Unit Development (“PUD”) for approximately 15 acres located on the Northwest corner of Gateway Drive and Wyndham Industrial Drive.
- (c) CPP Investments, LLC, by and through its authorized representative, Blake Rice, BSI, Inc., the owner of certain property located within Wyndham PUD, has heretofore submitted to the City a proposed amended Development Plan for Wyndham PUD.
- (d) The current Development Plan for Wyndham PUD provided for a variety of uses on the north and south of Gateway Drive, including single-family residential, commercial, office and industrial uses. The area on the north side of Gateway Drive at Wyndham Industrial Drive was intended to be a mix of office and light industrial. The area immediately adjacent to Gateway Drive was designated as more traditional office uses with a buffer to screen the use from the street.
- (e) Evergreen Siteworks, LLC, (“Evergreen”) has operated in the area designated as industrial for over ten (10) years. The operation includes their offices and equipment and material yard. Last year, Evergreen cleared the property designated as office and expanded the equipment and material yard to this area; however, the area was not zoned for this use. The use of the property as a contractor yard has not created significant noise or other nuisances, but it does affect the character of the entire area.
- (f) Evergreen has engaged a local landscaping firm to create a landscape plan to recreate a significant buffer to include some additional office and storage facilities near the current buildings.
- (g) The proposed amended Development Plan includes a multi-layered buffer that is a mix of shrubs and trees replacing the natural buffer that was removed. All material shall be required to meet the minimum size for plantings when installed.
- (h) The Planning Commission of the City of Opelika heretofore conducted a public hearing on the proposed amended Development Plan.
- (i) The Planning Commission recommended approval of the amended Development Plan for Wyndham PUD.
- (j) It is advisable and in interest of the City and the public interest that the amended Development Plan be approved.

**Section 2. Approval of Amended Development Plan.** The amended Development Plan for Wyndham PUD as submitted for review is hereby approved and confirmed as required by Section 8.18(n) of the Zoning Ordinance of the City.

**Section 3. Retention of Copies of the Amended Development Plan.** Copies of the amended Development Plan shall be maintained in the office of the City Clerk, City Planner, City Engineer, and Building Official and shall be open for public inspection.

**Section 4. Repealer.** That any ordinance or part thereof in conflict with the provisions of this Ordinance be and the same are hereby repealed.

**Section 5. Effective Date.** This Ordinance shall become effective upon its adoption, approval and publication as required by law.

**Section 6. Publication.** This Ordinance shall be published one (1) time in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

TRANSMITTED TO MAYOR on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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CITY CLERK

ACTION BY MAYOR

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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MAYOR

ATTEST:

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CITY CLERK

# City of Opelika

## Planning Commission Report

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|                              |  |
|------------------------------|--|
| <b>Action Requested:</b>     | Wyndham Master Plan Amendment – Major Amendment - Amend land use designation Office use to Contractor's office with equipment yard |
| <b>Location of Property:</b> | Northwest corner of Gateway Drive and Wyndham Industrial Drive   |
| <b>Property Owner(s):</b>    | CPP Investments, LLC<br>Blake Rice, BSI, Inc. (authorized representative)  |
| <b>Current Land Use:</b>     | Undeveloped  |
| <b>Current Zoning:</b>       | PUD  |

### **Staff Comments**

The original Wyndham Master Plan approved in 2005 provided for a variety of uses on the north and south of Gateway Drive. These uses included single-family residential, commercial, office, and industrial uses. The area on the north side of Gateway Drive at Wyndham Industrial Drive was intended to be a mix of office and light industrial. The area immediately adjacent to Gateway Drive was designated as more traditional office uses with a buffer to screen the use from the street.

Evergreen Siteworks has operated in the area designated as industrial for over 10 years. The operation includes their offices and equipment and material yard. Last year Evergreen cleared the property designated as office and expanded the equipment and material yard to this area. When contacted, they noted they had thought the area was zoned correctly for this use. Since this time, staff has been working with them for a solution to address the issues from the expansion.

The office and buffers were initially located on this area to maintain a strong aesthetic along Gateway Drive and provide a transition between the residential uses and more intense uses. The use of the property as a contractor yard has not created significant noise or other nuisances, but it does affect the character of the entire area. Evergreen has engaged a local landscaping firm to create a landscape plan to recreate a significant buffer. They are also showing some additional office and storage facilities near their current buildings.

The current landscape requirements for this site would 1,330 base points and 117 parking lot points. The proposed plan would be 3,054 total points. This includes a multi-layered buffer that is a mix of shrubs and trees. This should replace the natural buffer that was removed. All material shall be required to meet the minimum size for plants when installed.

### **Staff Recommendation**

**Staff recommends the Planning Commission make a positive recommendation to the City Council approve this amendment to the Wyndham Master Plan and designate this property as contractor's office with equipment yard.**

*At the November 18<sup>th</sup> meeting, the Planning Commission voted 7 to 0 to approve the development plan amendments to the Wyndham PUD zoning district.*



October 17, 2025

Mr. Matt Mosley  
Planning Director  
City of Opelika  
700 Fox Trail  
Opelika, AL 36801

**Re: PUD Amendment**  
**Evergreen Siteworks**  
**Gateway Dr & Wyndham Industrial Dr, Opelika, Alabama**  
**BSI Project # 24-0172**

Dear Matt:

As you know, Evergreen Siteworks was approved some years ago for a Contractors Office with Equipment and Material Yard on their property located at 3100 Wyndham Industrial Drive (Lee County Tax Parcels 43-10-09-30-2-000-003.001 and 43-09-07-25-0-000-002.002). Since that time, Evergreen also acquired the property located due south of their original location at the corner of Gateway Drive and Wyndham Industrial Drive and mistakenly believed their approval extended to this new property as well.

Given this, Evergreen proceeded to clear and grade the corner property and incorporate it into their construction yard where a significant amount of heavy construction equipment is staged. Evergreen has since then been working with Staff to find a solution to this issue that would allow them to continue to operate their facility while incorporating measures on the property that would continue to protect Gateway Drive as a Gateway Corridor within the City of Opelika. It was determined this solution could be predominately accomplished through buffering and landscaping and you will find the proposed plans within this submittal.

There are also plans to expand the current facilities in the future to include more indoor office and shop area by adding an additional almost 25,000 square feet of buildings as shown on the submitted Proposed Site Plan. As part of this project, the existing parking area would be brought up to current standards, paved, and landscaped.

Therefore, BSI as Evergreen's representative, hereby requests an amendment to the Wyndham PUD for the above referenced property to modify the allowed use on Lee County Parcel Number 43-10-09-30-2-000-003.000 from Commercial/Apartments to Contractors Office with Equipment and Material Yard and to include the proposed building expansions.

Attached please find all documents and plans associated with this proposed PUD Amendment.

Thank you for the assistance and please call me at 334.745.7026 with any questions or concerns.

Sincerely,

**BSI Engineering Surveying, Inc.**



M. Blake Rice, P.E.

President & CEO

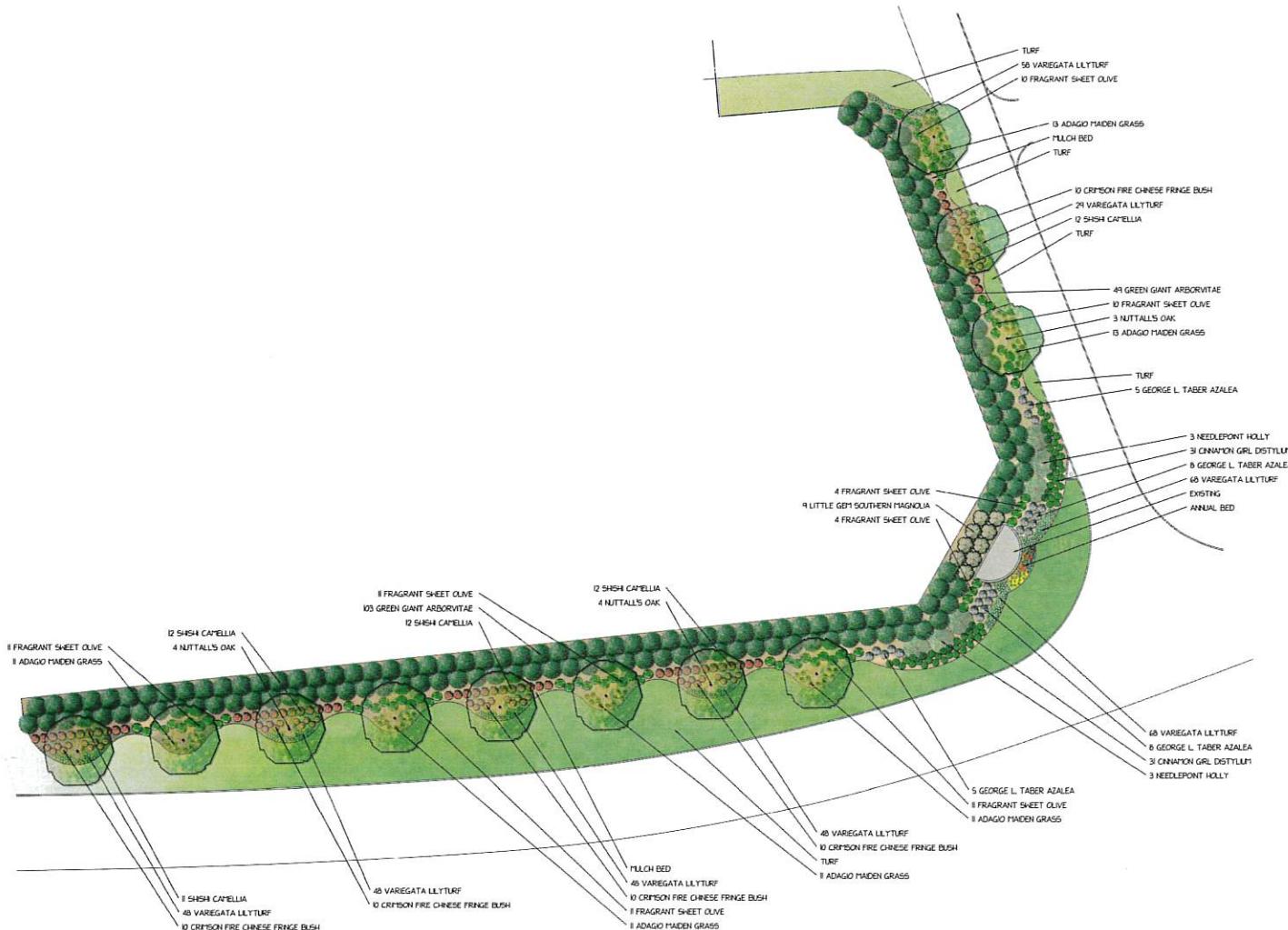


I. THIS IS A CONCEPTUAL LANDSCAPE DESIGN AND ONLY SHOWS THE DESIGN INTENT. IT IS NOT A CONSTRUCTION DRAWING AND THEREFORE DOES NOT DIMENSION AND DETAIL ALL CONSTRUCTION ITEMS. THE PROPERTY OWNER AND/OR THE CONTRACTOR SHALL DETERMINE ALL FINAL DIMENSIONS AND CONSTRUCTION DETAILS. CONTRACTOR AND SUBSEQUENT SUBCONTRACTOR ARE RESPONSIBLE FOR ALL NECESSARY BUILDING PERMITS.

2. THIS IS NOT A SURVEYED PLAN  
AND ONLY SHOWS THE DIMENSIONS  
TAKEN IN THE FIELD. PROPERTY  
MEASUREMENTS SHOULD BE  
CONFIRMED WITH A LICENSED LAND  
SURVEYOR IF NECESSARY.

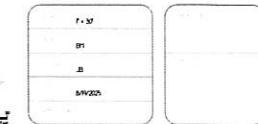
IRRIGATION NOTES:  
1. THIS IS NOT AN IRRIGATION  
PLAN

2. IRRIGATION LAYOUT AND  
MATERIAL SPECS TO BE DETERMINED  
ON SEPARATE IRRIGATION PLAN



CUTTING EDGE LAWN SERVICE, LLC  
PO Box 3487  
Auburn, AL 36831  
334/216-8806  
[jameel@cuttingedgelaun.com](mailto:jameel@cuttingedgelaun.com)

Evergreen Siteworks  
3100 Wynham Industrial Dr.  
905-731-8884



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OPELIKA; TO AMEND SECTION 7.3A “DISTRICT REGULATION” TO REVISE MINIMUM LOT WIDTH IN THE C-1 DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE**

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

**Section 1. Amendment of Section 7.3A of the Zoning Ordinance.** That Section 7.3A (“District Regulation”) of the Zoning Ordinance is amended as follows:

(a) That the District Regulation of “Minimum Lot Width” in the pertinent portion of the Area Requirements table be and the same is hereby amended to read as follows:

| AREA REQUIREMENTS      | DISTRICTS |      |     |     |       |       |     |     |     |     |     |     |      |      |
|------------------------|-----------|------|-----|-----|-------|-------|-----|-----|-----|-----|-----|-----|------|------|
|                        | R-1       | R-1A | R-2 | R-3 | R-4/M | R-5/M | C-1 | C-2 | C-3 | M-1 | M-2 | I-1 | GC-P | GC-S |
| Minimum Lot Width (ft) | 100       | 90   | 80  | 70  | 60    | 60    | N   | 60  | 60  | 60  | 60  | 60  | 100  | 100  |

**Section 2. Severability.** If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, said holding shall not effect any other section, clause, provision or portion of this Ordinance which is not in or of itself invalid or unconstitutional.

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

**Section 4. Effective Date.** This Ordinance shall become effective upon its adoption, approval and publication as required by law.

**Section 5. Publication.** This Ordinance shall be published in a newspaper of general circulation in the City of Opelika, Lee County, Alabama.

**Section 6. Codification.** Codification of this Ordinance in the Zoning Ordinance of the City of Opelika is hereby authorized and directed.

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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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

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**Action Requested:** Text Amendment –  
A. Amend Section 7.3 A. District Regulations

**Downtown Lot Width Amendment:**

Section 7.3

A. District Regulation

**AREA REQUIREMENTS<sup>1</sup>**

|                         | R-1 | R-1A | R-2 | R-3 <sup>2</sup> | R-4/M | R-5/M | C-1               | C-2 | C-3 | M-1 | M-2 | I-1 | GC-P | GC-S |
|-------------------------|-----|------|-----|------------------|-------|-------|-------------------|-----|-----|-----|-----|-----|------|------|
| Minimum Lot Width (ft.) | 100 | 90   | 80  | 70               | 60    | 60    | 60<br><u>none</u> | 60  | 60  | 60  | 60  | 60  | 100  | 100  |

Staff Comments – The proposed text amendments cover changes to the district area requirements, specifically for the C-1 district. This district is the downtown area. Currently, the minimum lot width for a lot in the downtown area is 60 feet in width. Historically, most of the lots in the C-1 zone are much smaller. While some of the warehouses, churches and banks have built on larger lots, most of the buildings are currently non-conforming to the zoning ordinance. Lots in the C-1 zone are typically between 20-25 feet with corner lots typically being 50 feet in width. The smallest lot width found in the C-1 zone is 12 feet. While this is not typical, most cities have removed restrictions on lot width in similar fashion to how they have handled setbacks and minimum lot size. Because the City encourages buildings to extend from lot line to line in character to the historic development pattern; setbacks and lot size have no minimum. This text amendment would reduce the lot width from 60 feet to no minimum. This is how most historic downtowns address lot width.

Staff recommends a positive recommendation for the text amendment to reduce the minimum lot width from 60 feet to no minimum lot width in the C-1 zoning district.

*At the October meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to the City Council to reduce the minimum 60-foot width in the C-1 zone to no minimum lot width.*

**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 M-1, GC-P District (Industrial, Gateway Corridor-Primary District) to a C-3 District (General Commercial, Gateway Corridor-Primary District), the parcel of land hereinafter described:

**TRACT ONE:**

Commencing at the Southwest Corner of Section 32, Township 20, North, Range 27 East, Lee County, Alabama, and run thence North  $23^{\circ} 00'$  East, 588.9 feet to a point on the Easterly margin of the Opelika marked Alabama-LaFayette, Alabama public paved highway (Alabama Highway #37), said point being now marked by a highway marker; run thence in a Northerly direction, along the Easterly margin of said highway on the following courses and for the following distances: North  $7^{\circ} 17'$  East, 717.6 feet; thence North  $6^{\circ} 38'$  East, 500 feet to the point of beginning of the lot here to be described and conveyed; from said point of beginning run thence North  $6^{\circ} 42'$  East, along the Easterly margin of said highway 500 feet; thence South  $85^{\circ} 48'$  East, 278 feet, more or less, to the Westerly margin of the railroad right-of-way; thence South  $11^{\circ} 48'$  West, along said margin of said railroad right-of-way, 514.3 feet; thence North  $83^{\circ} 18'$  West, 232 feet, more or less, to the point of beginning; situated in Section 32, Township 20 North, Range 27 East, Lee County, Alabama.

Being Lot No. 4 as shown on plat of survey dated June 18, 1953, signed by Ralph O. Bush, Surveyor, attached to deed dated September 6, 1956, from Mrs. Grace K. Tyner and husband, L. J. Tyner, to John W. Corbin, Jr., et al, recorded in Book 458, Page 11, in the Office of the Judge of Probate of Lee County, Alabama.

RESERVING AND EXCEPTING therefrom, however, a one-half interest in all minerals in said land heretofore reserved by, to and in the Federal Land Bank of New Orleans.

**TRACT TWO:**

Commencing at the Southwest Corner of Section 32, Township 20 North, Range 27 East, Lee County, Alabama; and run thence North  $23^{\circ} 00'$  East, 588.9 feet to a point on the Easterly margin of the Opelika-LaFayette public paved highway (Alabama Highway #37), said point being now marked by a highway marker; run thence North  $7^{\circ} 17'$  East, along the Easterly margin of said highway, 717.6 feet to the point of beginning of the lot or tract of land here to be described and conveyed; from said point of beginning run thence North  $6^{\circ} 38'$  East along the margin of said highway, 500 feet; thence South  $83^{\circ} 18'$  East, 232 feet, more or less, to the Westerly margin of the railroad right-of-way; thence South  $11^{\circ} 12'$  West, along said margin of said highway, 503.5 feet; thence North  $82^{\circ} 43'$  West, 192 feet, more or less, to the point of beginning, situated in Section 32, Township 20 North, Range 27 East, Lee County, Alabama.

Being Lot No. 3 as shown on plat of survey dated June 18, 1953, signed by Ralph O. Bush, Surveyor, attached to deed dated September 6, 1956, from Mrs. Grace K. Tyner

and husband, L.J. Tyner, to John W. Corbin, Jr., et al, recorded in Book 458, Page 11, in the Office of the Judge of Probate of Lee County, Alabama.

Bounded on the North by property of John W. Corbin, Jr.; on the East by railroad right-of-way; on the South by property of Grace K. Tyner; and on the West by the paved public highway from Opelika, Alabama to LaFayette, Alabama.

RESERVING AND EXCEPTING therefrom, however, a one-half interest in all minerals in said land heretofore reserved by, to and in the Federal Land Bank of New Orleans.

TRACT THREE:

Commencing at the Southwest corner of Section 32, Township 20 North, Range 27 East, Lee County, Alabama, and run thence North 23° 00' East, 588.9 feet to a point on the Easterly margin of the Opelika- LaFayette public paved highway (Alabama Highway No. 37) said point being marked by a Highway Marker, and being the beginning point of the tract of land here to be describe and conveyed; from said point of beginning, run thence North 7° 17' East, along the easterly margin of said Opelika- LaFayette Highway, 717.6 feet; thence South 82° 43 East, 192 feet, more or less, to the Westerly margin of the right-of-way of Western Railway of Alabama; thence South 11° 24' West, along said margin of said railroad right-of-way, 1095.8 feet; thence North 180 33 ' West, along the Easterly margin of said Opelika-LaFayette public highway, 186.0 feet; thence North 1° 32' West, along said margin of said Highway, 210.6 feet to the point of beginning; situated in Section 32, Township 20 North, Range 27 East, Lee County, Alabama; bounded on the Westerly side by the Opelika-LaFayette public paved highway (Alabama Highway No. 37); on the Northerly side by property of William Wayne Daniel; and on the Easterly side by the right-of-way of Western Railway of Alabama.

RESERVING AND EXCEPTING therefrom, however, a one-half interest in all minerals in said land heretofore reserved by, to and in the Federal Land Bank of New Orleans.

SUBJECT to all existing easements in, over and across said land, including easements for telephone, telegraph, power, and electric lines.

LESS AND EXCEPT THEREFROM, that certain real property acquired by the State of Alabama by eminent domain proceeding, evidenced by Decree of Condemnation in Book 1545, at Page 327, and Order of Lee County Circuit Court in Book 1545, at Page 309, both in Lee County Probate Office.

The above-described property contains 6.1 acres, more or less, and is located at 2209 Lafayette Parkway, Opelika, Alabama.

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

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

**ADOPTED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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CITY CLERK

TRANSMITTED TO MAYOR on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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CITY CLERK

ACTION BY MAYOR

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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MAYOR

ATTEST:

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CITY CLERK

## City of Opelika Planning Commission Report

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**Action Requested:** Rezoning 6.1 acres from M-1, GC-P to C-3 , GC-P

**Location of Property:** 2209 Lafayette Parkway

**Property Owner(s):** WRO, LLC (William Ogletree)

**Current Land Use:** Vacant Metal Building

**Current Zoning:** M-1, GC-P

**Adjacent Zoning/Land Use:** North: C-3, GC-P (Wilson's Woodyard)  
South: R-4 and I-1 (Residential and Institutional)  
East: R-4 (Residential)  
West: M-1 (West Fraizer Mill)

### **Rezoning**

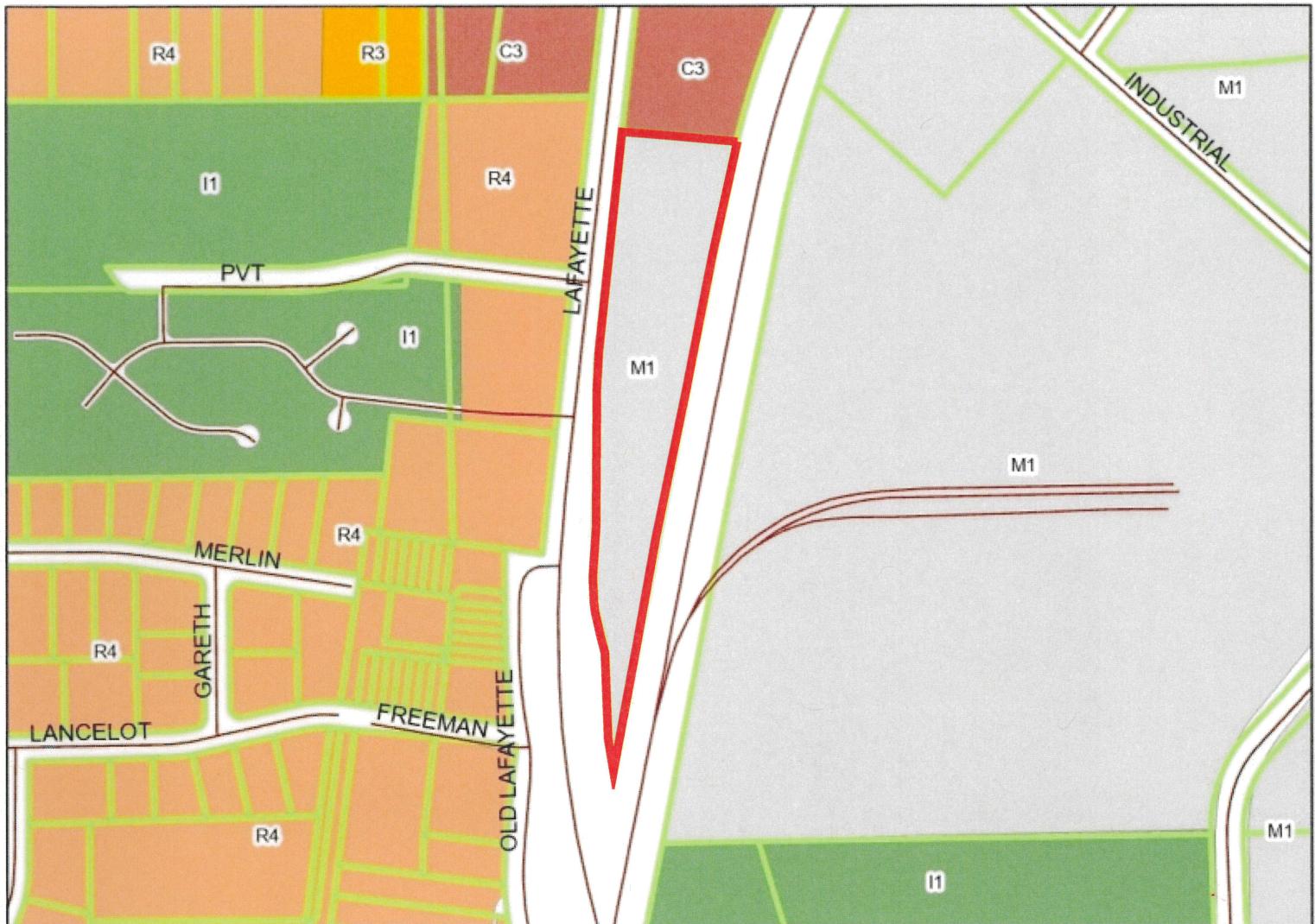
The applicant requests to rezone the property at 2209 Lafayette Parkway from M-1, GC-P zoning to C-3, GC-P (general commercial) zone. This request is unique because it would reduce some heavier uses in allowed on this property. However, the C-3 zone allows a greater variety of uses. Many of those uses would be more appropriate and fit better on this property. The lot will meet the C-3, GC-P zoning requirements. The applicant has proposed general uses of commercial and townhome/multifamily. Townhomes/multifamily uses would also require additional conditional use approvals. No drawings or specific details were provided about the future use. Rezoning from M-1, GC-P to C-3, GC-P would allow the proposed use of general commercial, or any other uses currently allowed by right in our Zoning Ordinance. Map on page 3.

Just beyond this property is Wilson's Woodyard. Across the street are single-family homes and townhomes. This heavily traveled area is a key entrance into the City. From both an intensity and a gateway corridor perspective, a C-3 zoning is more suitable than an M-1 zoning district. This use does directly join a railroad, primarily single-family and institutional zones to the south. Surrounding uses include residential, industrial, institutional, and commercial primarily outside. Most of the industrial uses are located across the railroad tracks or below the bridge. This property adjoins a bridge over the railroad, is adjacent to the railroad, and in the Gateway Corridor. The less intense zoning of C-3, GC-P is appropriate between high traffic and lower traffic areas, such as single-family residential. Permitted general commercial uses that would be allowed by right in the C-3 zone are defined in the ordinance as "retail, individual businesses, small strip centers, banks, fast-food, grocery stores, and similar uses (Section 6.4 Purpose and Intent of Zoning Districts)." The Gateway Corridor zoning would apply to the proposed uses also.

**Staff recommends approval of the rezoning request from M-1, GC-P to C-3, GC-P.**

*At the November 18<sup>th</sup> meeting, the Planning Commission voted 7 to 0 to approve the rezoning from M-1, GC-P zoning to a C-3, GC-P (general commercial, gateway corridor overlay - primary) zoning district.*

**OGLETREE REZONING REQUEST**  
**2209 LAFAYETTE PARKWAY**  
**M-1, GC-P TO C-3, GC-P**



The applicant is requesting to rezone 6.1 acres to C-3, GC-P (general commercial) for a commercial and multi-family (apartment or townhomes) development.



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