

**WORK SESSION MEETING MINUTES
AUGUST 1, 2016**

The members of the City Council of the City of Phenix City, Alabama met in a regularly scheduled work session at 3:00 pm, Monday, August 1, 2016 in the third floor conference room of the Municipal Building located at 601 12th Street, Phenix City, Alabama. Upon roll call the following members were present: Councilmember Arthur L. Day, Councilmember Gail Head, Councilmember Jim Cannon, Councilmember Johnny Barfield, and Mayor Eddie N. Lowe. Also present were City Manager Wallace B. Hunter, and City Clerk Charlotte Sierra. City Attorney James P. Graham, Jr. was not present at the beginning of the meeting. Department Heads in attendance were: Chief Building Official Gil Griffith, Economic Development Manager Shaun Culligan, City Engineer Angel Moore, Finance Director Stephen Smith, Fire Chief Kris Kennedy, Lakewood Golf Course Manager Lenard Patrick, Library Director Michele Kilday, Municipal Court Clerk Pam Jarrell, Parks and Recreation Director Todd Hughes, Human Resources Director Stephanie Chastain, Assistant Chief of Police Gail Green, Utilities Director Roger Conner and Utilities Engineer John Spraggins.

Upon a quorum being established, Mayor Lowe called the meeting to order.

The invocation was led by Councilmember Day.

Mayor Lowe called upon Charles E. Keeter to address council as listed on the agenda. Mr. Keeter came forward and advised he lives at 1717 27th Court and he is here to ask that council rezone his property located at 1711 27th Court from a R-1 Zone to a C-4 Zone. Mr. Keeter advised the Planning Commission has recommended denying the rezone. Mr. Keeter reviewed the Comprehensive Plan with council. He read the following excerpts of the plan and advised he is in compliance with the plan:

Introduction and Purpose – page 7

Planning Process – Page 7 and 8

Plan Recommendations – Land Use and Community Design – Page 21

Goals and Vision for the Future – Page 10

Gateways – Page 17

Corridors – Page 18

Mr. Keeter reviewed a zoning map with council and advised his property is adjacent to property already zoned C-4. Mayor Lowe thanked Mr. Keeter for coming in and speaking with council.

Mayor Lowe called upon Cecil Smith to address council as listed on the agenda. Mr. Smith came forward and advised he is here to speak with council for the same reason as Mr. Keeter. He advised the plan is in compliance with the Comprehensive Plan. He further advised that new businesses coming into the city will broaden the city's tax base. There was discussion on the following:

The cost of power lines being re-located. This would be no cost to the city.

The secrecy of the business wanting to locate there. Maybe even telling the use of the property, if not the buyer.

It was recommended that the property owner withdraw the rezone, gather additional information that can be shared publicly, and then petition to rezone again; because if it is turned down, it will take six months before it can come back before the city. Mr. Keeter advised he will not

withdraw the rezone. Mayor Lowe advised the rezone will go through the process. Mayor Lowe thanked Mr. Keeter and Mr. Smith for coming in and speaking with council.

Mayor Lowe called upon City Engineer Angel Moore to review the actions taken by the Planning Commission during the July 26, 2016 meeting.

City Attorney James P. Graham, Jr. arrived at 3:25pm for the meeting.

City Clerk Charlotte Sierra reviewed the Personnel Review Board and the Phenix City Planning Commission with council.

City Clerk Charlotte Sierra reviewed August and September, 2016 calendars with council. She advised Governor's Day is August 18th.

Mayor Lowe asked if council had any questions about the Monthly Department Reports. There were no questions.

City Manager Hunter called upon Michele Kilday to give the Phenix City Russell County Library Departmental Review. Ms. Kilday went over the following with council:

1. Employee Positions
2. Statistic Facts
3. Direction of the Library
4. Long Range Goals – 2016-2020
5. Services the Library offers and/or supplies
6. Summer Reading Program
7. Read over the List of Sponsors

City Manager Wallace Hunter called on Chief Building Official Gil Griffith to discuss the following demolitions with council:

301 21st Street – Mr. Griffith advised this address will be coming up at the next agenda to award the bid for demolition. Mr. Griffith advised council that Ms. Faye Higgins and her daughter, Ms. Jennifer Watson, are very combative and has “showed a revolver”, running others off of the land. They state they have a “Federal Restraining Order” against the city, and they have “Legal” on the telephone who has advised them that no city employee can come on the property. The Police Department has been called to respond with the Building Department when someone has to go to the property. Mr. Griffith also stated that the daughter, Ms. Jennifer Watson, warned her mother to leave before she is shot by the city personnel. City Manager Wallace Hunter advised council that Ms. Jennifer Watson is a former Phenix City Police Officer. The police have said that when it comes time to demolish the structure, anyone interfering will be arrested. City Manager Wallace Hunter advised there are problems to work through before the demolition happens.

201 10th Avenue South – Mr. Griffith advised on July 20, 2016 he went to this address to show the contractor which building to demolish. He further advised that the door to the structure was open, but no one was there. Mr. Griffith took pictures of the living area, bedroom, kitchen,

and restroom. Mr. Griffith further advised he did not see any recording equipment. He did see a guitar, drums, two keyboards, and microphone stands. He did advise he saw food in the sink thawing out to cook.

Mayor Lowe discussed Agenda items with Council.

City Attorney Jimmy Graham advised council that the claim listed on the agenda, Kwame Garner versus The City of Phenix City, et al, needs to be deleted from the agenda. Council advised the City Clerk to delete it from the agenda.

Mayor Lowe called for a ten minute break.

Upon reconvening after the break, Mayor Lowe and Council conducted Board Interviews for the Personnel Review Board, after which the meeting adjourned until 3:00 p.m., Monday, August 15, 2016.