

**WORK SESSION MEETING MINUTES**  
**July 19, 2021**

The members of the City Council of the City of Phenix City, Alabama met at 3:00 p.m. Eastern Time for the regularly scheduled work session on Monday, July 19, 2021, at the Martin Idle-Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama 36867. Upon roll call, the following members were present: Councilmember Arthur L. Day, Jr., Councilmember Vickey Carter Johnson, Councilmember Steve Bailey, Councilmember R. Griff Gordy, and Mayor Eddie N. Lowe. Also present were City Manager Wallace Hunter, City Attorney James McKoon, and City Clerk Melony Lee. City Attorney Jimmy Graham was not present. Department Heads in attendance were: Building Official Gil Griffith, Economic Development Plan Specialist Jennifer Lowman, City Engineer Angel Moore, Finance Director Labrita King Copeland, Fire Chief Kris Kennedy, Golf Manager Mike Barber, Library Director Michele Kilday, Municipal Court Clerk Ruby White, Parks and Recreation Director Todd Hughes, Human Resources Director Stephanie Chastain, Assistant Police Chief George Staudinger, Graduate Engineer John Spraggins, and Utilities Director Charles Woody.

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

Councilmember Bailey led the invocation.

Mayor Lowe called upon Arthur L. Sumbry, Jr., to address Council, as listed on the agenda. Mr. Sumbry was not present.

Mayor Lowe called upon Cindy Bonsignori to address Council, as listed on the agenda. Ms. Bonsignori was not present.

Mayor Lowe stated that Mr. Sumbry and Ms. Bonsignori will be permitted to address Council if they arrive at a later time.

Mayor Lowe called upon Angel Moore, City Engineer, to discuss the actions taken by the Planning Commission at their July 13, 2021 meeting.

Cindy Bonsignori arrived to the Council meeting at 3:05 p.m.

Mayor Lowe called upon Cindy Bonsignori to address Council. Ms. Bonsignori came forward to address Council. Ms. Bonsignori stated that she purchased the property located at 1004 4<sup>th</sup> Street South, Phenix City Alabama in January 2021. Ms. Bonsignori also stated that she did not know that the property was in the process to be demolished. Ms. Bonsignori further stated that the purpose of buying the property was to rehabilitate the house and once its rehabilitated it will no longer be a public nuisance. Ms. Bonsignori asked Mayor and Council if there was anything that they could do to remove the property off of the demolition list so that it could be brought up to code. Mayor Lowe stated that the City's hands are tied and at this point in the process, demolition cannot be stopped. Mayor Lowe also stated that responsibility lies on the person who sold the property to Ms. Bonsignori to inform her of the demolition status. Building Official Gil Griffith explained the demolition process as it related to the property. Mr. Griffith stated that the process began in August of 2018. Mr. Griffith also stated that in January 2019, a remodeling permit was obtained, but the project was not completed. Mr. Griffith further stated that it is against the law to sell property without disclosing information about the property's condition that might negatively affect its value. Mr. Griffith stated that from a legal standpoint, the City has followed all rules and regulations to demolish the property. Mr. Griffith also stated that the property is on the

agenda for the July 20, 2021 Council meeting to award the bid to J&J Land Development, Inc., for the demolition and removal of the structure. Mayor Lowe stated that the City followed the rules and regulations that were set by the state of Alabama. Ms. Bonsignori stated that if the demolition goes through, she would be charged a fee to release the lien on the property in addition to what she already paid for the cost of the property. Ms. Bonsignori stated that she does not feel that she should be held responsible for miscommunicated information. City Manager Wallace Hunter stated that the responsibility lies on the person who sold the property to Ms. Bonsignori and not the City. Mr. Hunter also stated that the previous owner was made aware that the property was gearing towards condemnation. Mayor Lowe stated that the situation is unfortunate but City Council has always been and will always be consistent in their decisions concerning the demolition process. Mayor Lowe also stated that the demolition process is very lengthy and all previous owners of the property had been notified. Councilmember Bailey asked if a notice was placed on the property notifying the owner that the property was listed for demolition. Mr. Griffith stated that a sign was placed on the property and owners were notified. Councilmember Day recalled a time when someone was in a similar situation and bought a property that was up for condemnation. Councilmember Day stated that the demolition was not stopped and the responsibility fell on the seller of the property. Councilmember Day also stated that he has been on City Council for several years and Council has always been consistent in their decisions. Ms. Bonsignori asked if Council could vote on the matter. Mayor Lowe reiterated the fact that the demolition of the property cannot be reversed. Mayor Lowe thanked Ms. Bonsignori for coming to speak with Council.

Mayor Lowe called upon City Clerk Melony Lee who discussed the following with Mayor and Council:

1. Advised Council of a regular scheduled Council Meeting to be held on July 20, 2021 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
2. Informed Council that the Budget Public Hearing will be held on July 22, 2021 at 7:00 p.m. at the Martin Idle Hour Park Community Center.
3. Advised Council that the Planning Commission will meet July 27, 2021 at 5:15 p.m.
4. Informed Council that the Mayor's Ball Scholarship Award Night will be held on July 29, 2021 at 7:00 p.m. at the Amphitheatre.
5. Advised Council of a regular scheduled Work Session to be held on August 2, 2021 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
6. Advised Council of a regular scheduled Council Meeting to be held on August 3, 2021 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
7. Advised Council that the Planning Commission will meet August 10, 2021 at 5:15 p.m.
8. Informed Council that the Alabama League of Municipalities is having a Congressional Luncheon on August 12, 2021 in Opelika at 11:00 a.m. CST for the third Congressional District.
9. Advised Council of a regular scheduled Work Session to be held on August 16, 2021 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
10. Advised Council of a regular scheduled Council Meeting to be held on August 17, 2021 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
11. Advised Council that the Planning Commission will meet August 24, 2021 at 5:15 p.m.
12. Informed Council that the National League of Cities 2021 City Summit will be held in Salt Lake City, Utah on November 18, 2021 through November 20, 2021. Ms. Lee stated that Councilmembers can attend the conference in person or by zoom. Ms. Lee stated that early bird tickets are on sale until the end of August. Ms. Lee asked Council to let her know if anyone is interested in attending the conference virtually or in person.

13. Informed Council that the Parks and Recreation concert series will resume in September.
14. Reviewed upcoming board appointments.

City Manager Wallace Hunter stated that Phenix City will always follow the rules and regulations set in place by the state of Alabama and the Federal Government. Mr. Hunter also stated that everyone may not agree with the law but must abide by the law. Mr. Hunter further stated that the City will remain consistent in its decision making.

Councilmember Johnson asked if the City had a procedure in place to remove a board member from one of the City's Boards. City Clerk Melony Lee stated that there is an ordinance in place concerning the removal of a current board member. Ms. Lee stated that she would email Council a copy of the ordinance.

Mayor Lowe went over the agenda items.

City Attorney James McKoon reviewed agenda claims with Council.

Mayor Lowe stated that Council may not always agree on everything but they are in unison on Phenix City following rules and regulations that are in place.

There being nothing further to discuss, the meeting adjourned until 3:00 p.m., Monday, August 2, 2021.