

WORK SESSION MEETING MINUTES
January 31, 2022

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, January 31, 2022, 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 Jimmy Graham, and City Clerk Melony Lee. Department Heads in attendance: Building Official Gil Griffith, Deputy Building Official Ray Rogers, City Engineer Angel Moore, Economic Development Manager Shaun Culligan, Economic Development Planning Director Tracie Hadaway, Finance Director Labrita King Copeland, Fire Chief Kris Kennedy, Golf Manager Mike Barber, Library Director Michele Kilday, Parks and Recreation Director Todd Hughes, Human Resources Director Stephanie Chastain, Chief of Police Ray Smith, Assistant Chief of Police George Staudinger, Graduate Engineer John Spraggins, and Utilities Director Charles Woody.

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

Councilmember Day led the invocation.

Mayor Lowe called upon Carlos Branham to address Council, as listed on the agenda. Mr. Branham was not present. City Manager Wallace Hunter stated that Mr. Branham listed on his request to address Council form, that he believes his home's foundation is sinking due to a sewer main located in his front yard. Mr. Hunter called upon Building Official Gil Griffith to discuss the time line on Mr. Branham's home on Green Wing Lane. Mr. Griffith discussed the following with Mayor and Council: a new building permit was purchased in March 6, 2008 by James Hooper Home Builders; on March 28, 2008 there was a slab inspection; July 15, 2008 there was a re-plot on three plots on the corner of Green Wing Lane. Mr. Griffith further discussed that the contractors mislaid the houses; July 21, 2008 the Board of Zoning Adjustments and Appeals reduced the front and side yard of 11 Green Wing Lane; on August 21, 2008 the last inspection under the original contractor was for framing inspection. Mr. Griffith stated that on May 17, 2011 a permit to finish the house was purchased by Justin Shepard and construction was completed on December 12, 2011. Mr. Griffith also stated that construction was completed on December 2011 and Mr. Branham purchased the house in 2012. Mr. Griffith further stated that a Utilities Site Inspection was conducted on April 13, 2021, with over 45 minutes of inspection, no foundation failure or sewer issues detected. Mr. Griffith stated that Mr. Branham completed a public record request form requesting a copy of building permits and site plan on December 1, 2021 and the request was completed and emailed to the City Clerk's Office on December 7, 2021. Mr. Griffith also stated that on December 8, 2021, Graduate Engineer John Spraggins received an email from Mr. Branham stating that the City and several others were wrong in their findings. Councilmember Gordy asked if Mr. Branham mentioned anyone else has inspected the house stated the foundation was sinking. Mr. Griffith stated that to his knowledge no one has inspected the house. Mayor Lowe stated that the City has done its due diligence. Mayor Lowe also stated that there was an economic recession in 2008 and it affected the real-estate market, which probably caused the halt of the original contractor. Councilmember Gordy stated that there were a few houses in that phase that were not completed during that time. Councilmember Gordy asked if Mr. Branham had presented any evidence to prove the foundation is sinking. Mr. Griffith stated that he suggested that Mr. Branham hire a foundation specialist to determine whether the foundation was moving and how to fix it. Councilmember Bailey asked if Mr. Branham believed that the re-plot was the cause of the foundation sinking. Mr. Griffith stated that he is not sure of Mr. Branham's

reasoning behind his beliefs. City Engineer Angel Moore stated that Mr. Branham has contacted the Engineering Department and stated that the plat was viewed incorrectly. Ms. Moore also stated the final plat of the Mallard Creek Subdivision Phase II was approved in 2006 and an Administrative Subdivision plat in 2008. Ms. Moore further stated that the builder poured the driveway over the property line, which shifted a couple of the property lines. Ms. Moore stated that the City does not review the surveyor's certification of the property. Ms. Moore also stated that the only thing the City signs off on is from the Planning Commission giving access to the City's Right of Way. Ms. Moore further stated that Mr. Branham did not bring any information to the Engineering Department. Mr. Hunter stated that there is no proof that the foundation is moving. Mr. Hunter also stated that even if there was, the City is not responsible. Mayor Lowe thanked the Building Department and the Engineering Department for the information.

Mayor Lowe called upon Traci Hadaway, Economic Development Planning Director, to discuss the actions taken by the Planning Commission at their January 25, 2022 meeting.

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 February 1, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
2. Advised Council that the Planning Commission will meet February 8, 2022 at 5:15 p.m.
3. Informed Council that the Redistricting Public Hearing for District One will be held on February 9, 2022 from 3:00 p.m. to 6:00 p.m. at the Martin Idle Hour Park Community Center.
4. Advised Council of a regular scheduled Work Session to be held on February 14, 2022 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
5. Advised Council of a regular scheduled Council Meeting to be held on February 15, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
6. Informed Council that the Redistricting Public Hearing for District Two will be held on February 16, 2022 from 3:00 p.m. to 6:00 p.m. at the Phenix City – Russell County Library.
7. Informed Council that City Offices will be closed on February 21, 2022 in observance of Presidents Day Holiday.
8. Advised Council that the Planning Commission will meet February 22, 2022 at 5:15 p.m.
9. Informed Council that the Redistricting Public Hearing for District Three will be held on February 23, 2022 from 3:00 p.m. to 6:00 p.m. at the Spencer Recreation Center.
10. Advised Council of a regular scheduled Work Session to be held on February 28, 2022 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
11. Advised Council of a regular scheduled Council Meeting to be held on March 1, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
12. Advised Council that the Planning Commission will meet March 8, 2022 at 5:15 p.m.
13. Advised Council of a regular scheduled Work Session to be held on March 14, 2022 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
14. Advised Council of a regular scheduled Council Meeting to be held on March 15, 2022 at 6:00 p.m. at the Martin Idle Hour Park Community Center.
15. Advised Council that the Planning Commission will meet March 22, 2022 at 5:15 p.m.

Councilmember Bailey asked if someone could explain the Redistricting Public Hearing process. City Clerk Melony Lee stated that the Mayor would call the meeting to order and open the floor up for Citizens to speak. Ms. Lee also stated that citizens will be required to sign in and

list their addresses. Ms. Lee further stated that maps displaying the proposed zoning will be available for viewing. City Manager Wallace Hunter stated that the City's redistricting will be fair in population representation. City Engineer Angel Moore stated that Alabama Law requires District lines to be drawn based on the size of the City's total population divided by the number of Districts. Councilmember Bailey stated that the district size and lines were not chosen based on the number of different ethnicities in each district, but the total number of people living in each district. Councilmember Bailey also stated that the goal is to make sure each District has, as close to as possible, an equal amount of people. Mr. Hunter stated that the population number is based off the information from the 2020 Census. Councilmember Johnson asked Ms. Moore, for the date that the information had to be submitted to the Department of Justice after the Public Hearings. Ms. Moore stated that it has to be submitted for approval before the next election.

City Clerk Melony Lee reviewed upcoming board appointments.

Councilmember Bailey stated that he was excited to see that the Building Department issued over a hundred new single-family dwelling permits in 2021. Councilmember Bailey stated that it shows that the City is growing and in the right direction.

Councilmember Bailey inquired an update on the Bridgewater Sewer project. Charles Woody, Utilities Director, stated that the project is in its final stages. Councilmember Bailey stated that a few people who live in that area had asked him about an estimated completion date.

Councilmember Bailey stated that the Fire Department and the Police Department are experiencing a shortage of work force. Councilmember Bailey asked how many new firefighters and police officers would need to be hired to bring the departments up to full staff. Fire Chief Kris Kennedy stated that there are four firefighters that are currently in school and hopefully two more will be recruited soon for a total of six needed firefighters. Assistant Chief of Police George Staudinger stated that their department is in need of about fifteen sworn officers. Assistant Chief Staudinger also stated that there are currently three in officer training academies. Assistant Chief Staudinger further stated that dispatchers are needed as well. Assistant Chief Staudinger stated that the Police Department is working with the Human Resources Department to host a job fair for officers, dispatchers and a record clerk.

Councilmember Bailey inquired about the Utilities Department Kiosk project. Charles Woody, Utilities Director, stated that the department is working with CityBase and the IT Department to complete and to ensure that the Kiosk will work properly once it has been installed.

Councilmember Day inquired on the Seale Road Bridge Project. City Engineer Angel Moore stated that the project is in Phase one with preliminary design stage and utility stage.

Councilmember Day inquired on the 280 By-Pass and Highway 431 North Lighting Project. City Engineer Angel Moore stated that ALDOT did not fund the project and it has been placed on hold. City Manager Wallace Hunter stated that there is a meeting scheduled this coming week to discuss the project.

Councilmember Day inquired about the new Fire Department Training Building. Fire Chief Kris Kennedy stated that the architect is in the planning and drawing stage. Chief Kennedy stated that the Covid 19 Pandemic has slowed down the progression of the project.

Councilmember Johnson stated that she noticed while driving on Colin Powell Parkway, that there were four streetlights that were not working. City Engineer Angel Moore stated that a contractor was working on the lights to get them on.

Mayor Lowe went over the agenda items.

City Attorney Jimmy Graham stated that there were no agenda claims to review with Council.

City Attorney Jimmy Graham asked for an Executive Session to discuss Good Name and Character for 60 minutes, from which the meeting would adjourn.

Councilmember Day moved to go into Executive Session to discuss Good Name and Character for 60 minutes, from which the meeting would adjourn. Councilmember Gordy seconded said motion. All were in favor.

Council went into Executive Session at 4:33 p.m.

Council came out of Executive Session at 5:04 p.m.

There being nothing further to discuss, the meeting adjourned until 3:00 p.m., Monday, February 14, 2022.