

WORK SESSION MEETING MINUTES
April 4, 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, April 4, 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, IT Manager Mike Bauer, Fire Chief Kris Kennedy, Golf Manager Mike Barber, Library Director Michele Kilday, Parks and Recreation Director Todd Hughes, Human Resources Generalist Eliza Phillips, 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 Johnson led the invocation.

Mayor Lowe called upon Brian Rutledge and Steven Voynich of Robinson, Grimes and Company to address Council, as listed on the agenda. Mr. Rutledge came forward to address Council. Mr. Rutledge reviewed the Annual Financial Report for the Fiscal Year that ended on 09/30/2020. Mayor Lowe thanked Mr. Rutledge for coming to speak with Council.

Mayor Lowe called upon Eddie Eubanks and Scott Chambers to address Council, as listed on the agenda. Mr. Eubanks and Mr. Chambers came forward to address Council. Mr. Eubanks stated that he and Mr. Chambers are representing Barrett Simpson, Inc. Mr. Eubanks also stated that Barrett Simpson, Inc., submitted a request to the Planning Commission asking for permission to annex and rezone 48.76 acres located on Highway 80 into City limits. Mr. Eubanks further stated that they understand that the City has a moratorium on annexation at this time. Mr. Eubanks stated that they have been working with Russell County who stated that the annexation would not be necessary because the County would approve a smaller lot property if they had sewer and water jurisdiction. Mr. Eubanks also stated that a portion of the property is in the Phenix City water and sewer jurisdiction. Mr. Eubanks further stated that the property would need to be annexed in the City in order to use Phenix City's water and sewage. Mr. Chambers asked Mayor and Council if the property could be annexed into the City to be allowed to use Phenix City's water and sewage and rezoned. Mayor Lowe stated that an annexation moratorium is in place with a caveat if it benefits the City financially. Mr. Chambers stated that the plan was to build a subdivision with the proposed sized lots with the approval of it being annexed into the City. City Manager Wallace Hunter called upon City Engineer Angel Moore and Utilities Director Charles Woody to discuss details concerning the annexation and jurisdiction. Ms. Moore stated that the location is in Phenix City's Planning Jurisdiction and must come through the Planning Commission and meet size regulations. Mr. Chambers stated that the City's lot sizes are smaller than those in the County. Mr. Woody stated that on the Utilities side, Resolution 2020-275 states that the residence must be for single families or non-commercial facilities located within 500 feet of an existing water or sanitary sewer main otherwise it must be annexed into the City. Mr. Chambers asked if the residents for multi-families have to be annexed into the City. Mr. Woody answered yes. Mr. Chambers asked if he could receive a copy of the resolution. Mr. Woody

stated that Mr. Chambers should contact the City Clerk's Office. Councilmember Bailey inquired about the proposed number of lots for the property. Mr. Chambers stated that there will be 45 lots. Councilmember Johnson inquired about the location of the property. Mr. Chambers stated that the location is past Ladonia Baptist Church on the right and there are 53 acres in total. Mr. Woody stated that guidelines must be met under Resolution 2020-275. Mr. Woody also stated that there are water lines in front of the property and water lines and sewer lines behind the property. Councilmember Gordy stated that according to the resolution, the lots can be used for single families and not multi-families. Ms. Moore stated that the property cannot be used for multi-family dwelling or commercial usage. Councilmember Day asked how many of the 53 acres would be used for the subdivision. Mr. Chambers stated that approximately 45 lots will be added with no plans at this time for unused acres after the subdivision has been built. Mayor Lowe thanked Mr. Eubanks and Mr. Chambers for coming to speak with Council

Mayor Lowe called upon Traci Hadaway, Economic Development Planning Director, to discuss the actions taken by the Planning Commission at their March 22, 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 April 5, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
2. Advised Council that the Planning Commission will meet April 12, 2022 at 5:15 p.m.
3. Advised Council of a regular scheduled Work Session to be held on April 18, 2022 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
4. Advised Council of a regular scheduled Council Meeting to be held on April 19, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
5. Advised Council that the Planning Commission will meet April 26, 2022 at 5:15 p.m.
6. Reminded Council that April 30, 2022 is the deadline to file the Statement of Economic Interest.
7. Advised Council of a regular scheduled Work Session to be held on May 2, 2022 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
8. Advised Council of a regular scheduled Council Meeting to be held on May 3, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
9. Advised Council that the Planning Commission will meet May 10, 2022 at 5:15 p.m.
10. Informed Council that the Alabama League of Municipalities 2022 Convention will be held May 11, 2022 through May 14, 2022 in Tuscaloosa, Alabama.
11. Advised Council of a regular scheduled Work Session to be held on May 16, 2022 at 3:00 p.m. at the Martin Idle Hour Park Community Center.
12. Advised Council of a regular scheduled Council Meeting to be held on May 17, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
13. Advised Council that the Planning Commission will meet May 24, 2022 at 5:15 p.m.
14. Reminded Council that City Offices will be closed on May 30, 2022 in observance of the Memorial Day Holiday.

City Clerk Melony Lee stated that the Alabama League of Municipalities 2022 Convention will be held May 11, 2022 through May 14, 2022 in Tuscaloosa, Alabama. Ms. Lee also stated that as of right now, Councilmember Johnson is the only councilmember that will be attending the convention. Ms. Lee further stated that Mayor and Council would need to appoint Councilmember Johnson as the Voting Delegate at the April 5, 2022, Council Meeting. Ms. Lee stated that there is another voter designation form separate from the ALM Convention that does not have to be

voted on by council but signed by the Utilities Director designating Councilmember Johnson as the Alabama Municipal Insurance Corporation voting delegate during the ALM Convention.

City Clerk Melony Lee reviewed upcoming board appointment.

Councilmember Johnson inquired about an update on Popular Springs Park. Todd Hughes, Parks and Recreation Director stated that the project is about 75% complete. Mr. Hughes also stated that asphalt must remain at a certain temperature in order for the basketball court lines to be placed. Councilmember Johnson inquired about the number of benches that will be placed at the park. Mr. Hughes stated that there will be a total of 6 benches, 4 around the playground and 2 at the basketball court. Councilmember Johnson stated that a couple of trees at the park do not appear to be in the best of health. Councilmember Johnson asked if new trees could be planted at the park. Mr. Hughes stated that he will reach out to the Tree Commission, they may be able to donate a couple of trees.

Councilmember Johnson inquired about new business coming to the Downtown Riverwalk area. Tracie Hadaway, Planning Director, stated that the Planning and Economic Department has been working with a consulting firm and Auburn University Planning staff for ideas to focus on and what businesses would be best for the City to be seeking to revitalize the area. Councilmember Johnson asked if the Convention Center was still in the City's future plans for developing. City Manager Wallace Hunter stated that the project would cost over a hundred million dollars and the City could not handle the project by itself. Mr. Hunter also stated that the project would come to fruition once the right partners have been found. Mr. Hunter further stated that Phenix City should not be compared to Columbus, Georgia. Mr. Hunter stated that the City has its own comprehension plan. Mr. Hunter also stated that there are things in the making that cannot be disclosed at this time. Mayor Lowe stated that the Bradley Company in Columbus has invested millions of dollars in the Downtown Columbus area. Mayor Lowe also stated that the Covid-19 Pandemic also played a part on the challenges of finding investors. Councilmember Bailey stated that if Columbus is successful, then Phenix City will be successful as well. Mayor Lowe stated that the Bradley Company sees Phenix City's potential for growth.

Councilmember Johnson stated that at the Alabama League of Municipalities 2022 Convention in Tuscaloosa, Alabama, there will be a City Shirt Day. Councilmember Johnson asked if she could be sent the logo to have another shirt made to represent our City. Mike Bauer, IT Manager, stated that the logo will be sent to Councilmember Johnson.

Councilmember Johnson inquired about a work order submitted concerning pickup of Limbs and Debris on 17th Avenue. Councilmember Johnson stated that there was an oversized pothole on 17th Avenue as well. City Engineer Angel Moore stated that she will follow up on these two items.

Councilmember Bailey inquired about the number of new employees hired for the City Departments. Councilmember Bailey asked if we were close to being fully staffed. City Manager Wallace Hunter stated that there are several positions that have yet to be filled. Mr. Hunter also stated that the City hosted a job fair that was held last week but the turnout was low. Eliza Phillips, Human Resources Generalist, stated that the job fair had a poor turnout of only two people to show up at the Martin Idle Hour Park Community Center. Ms. Phillips also stated that the Police Department Recruitment Fair that was held on March 17, 2022, had a better turnout with 20 applicants. Ms. Phillips further stated that out of the 20 applications, 10 applicants are in the process of taking the basic ability test, physiological evaluation or physical agility test. Ms. Philips stated that from that same recruitment fair, applications were received for a records clerk and

dispatcher. Councilmember Bailey stated that it is good that the Police Department is headed in the right direction.

Councilmember Bailey inquired about the water levels of the Lakewood Lake. Councilmember Bailey asked if the levels were coming down. Angel Moore, City Engineer stated that an additional valve will soon be installed.

Councilmember Bailey inquired about an update on the Bridgewater sewer line. Charles Woody, Utilities Director, stated that the plans are to run a sewer line across to the Lakewood Drive area. Mr. Woody also stated that the Engineering Department is also working on a plan B.

Councilmember Day inquired about the fines collected by the Municipal Court. Councilmember Day asked if the funds received went to the County or the City. Chief of Police Ray Smith stated that the funds are collected and reported monthly. Chief Smith also stated that most of the funds stay in Municipal Court's General Fund used to maintain Municipal Court.

Councilmember Day inquired about funds collected by the Police Department from compensated weapons. Chief of Police Ray Smith stated that recovered funds from criminal enterprise is deposited into an escrow account until court makes a ruling stating that it can only be used for law enforcement purposes.

Councilmember Day inquired about the number of new home and commercial building permits purchased for the month of March 2022. Ray Rogers, Deputy Building Official, stated that 6 permits were purchased for commercial usage and 18 permits for single family dwellings.

Councilmember Day inquired about an update on Crosswinds Project Phase Two. Angel Moore, City Engineer, stated that the final plat for phase two is awaiting approval. Ms. Moore also stated that a few minor things need to be completed.

Councilmember Day stated that he is aware of the vandalism that has occurred at the Arthur Sumbry Park and Southside Park. Councilmember Day asked if there were plans to upgrade or repair the damage that was done to the parks. City Manager Wallace Hunter stated that the Parks and Recreation Department is doing the best that they can to keep the parks safe and clean. Mr. Hunter also stated that unfortunately as soon as repairs are made, the damages happen again.

Councilmember Day inquired about an update on Knowles Road Project and Seale Road Bridge Project. Angel Moore, City Engineer, stated that the City is waiting on ALDOT to set up a meeting on the Knowles Road Project. Ms. Moore also stated the City is waiting on ALDOT to review contractor's plans.

Mayor Lowe went over the agenda items.

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

Mayor Lowe spoke with Council about a developer's concern of residential growth in Phenix City.

Mayor Lowe spoke with Council regarding upgrades to the football stadium.

There being nothing further to discuss, the meeting adjourned until 3:00 p.m., Monday, April 18, 2022.