

**WORK SESSION MEETING MINUTES**  
**July 18, 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, July 18, 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: Deputy Building Official Ray Rogers, City Engineer Angel Moore, Economic Development Manager Shaun Culligan, Economic Development Planning Director Tracie Hadaway, IT Manager Mike Bauer, Fire Chief Kris Kennedy, Golf Manager Mike Barber, Library Director Tammy Henry, Parks and Recreation Director Todd Hughes, Parks and Recreation Entertainment Coordinator Brad Strickland, Human Resources Director Stephanie Chastain, Chief of Police Ray Smith, Assistant Chief of Police George Staudinger, and Utilities Engineer John Spraggins.

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

Mayor Lowe led the invocation.

Mayor Lowe called upon Scott Lindstrom to address Council, as listed on the agenda. Mr. Lindstrom came forward to address Council. Mr. Lindstrom passed out a copy of the site plan for the proposed concept. Mr. Lindstrom stated that he is requesting that a portion of a parcel of land be annexed into the city for a proposed retail development. Mr. Lindstrom explained the site plans to create buy out parcels for retail options. Mayor Lowe stated that the City currently has a moratorium on annexation unless it benefits the City financially. Angel Moore, City Engineer, stated that only about 2.2 acres of the land will need to be annexed into the City. Ms. Moore stated that she does not see a major issue with the annexation. Councilmember Day inquired about the retaining wall that was pictured on the site plan diagram. Mr. Lindstrom stated the retaining wall and guard rails will be a barrier. Mr. Lindstrom also stated that a gas line and railroad tracks are surrounding the property. Mr. Lindstrom further stated that they will work with the Engineering Department on the specifics of building the wall. Councilmember Bailey inquired about the number of retail slots that will be available on the property. Mr. Lindstrom stated that the current plan is for 5 or maybe 6 out parcels for retail establishments. Councilmember Day asked if parking will be an issue for 5 businesses in a small area. Mr. Lindstrom stated that there will be room for adequate parking. Councilmember Johnson inquired about the full access on the entry way unto the proposed development. Mr. Lindstrom stated that there will be a single entry unto the property and two lanes going out of the property. Mr. Lindstrom also stated that a traffic study has been completed. Mr. Lindstrom thanked Mayor and Council for allowing him to speak before them. Mayor Lowe thanked Mr. Lindstrom for coming to speak with Council.

Mayor Lowe called upon Tracie Hadaway, Economic Development Planning Director, to discuss the actions taken by the Planning Commission at their July 12, 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 July 19, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
2. Advised Council that the Planning Commission will meet July 26, 2022 at 5:15 p.m.

3. Advised Council of a regular scheduled Work Session to be held on August 1, 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 August 2, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
5. Informed Council that Councilmember Bailey will be out of the office on August 1, 2022 and August 2, 2022.
6. Advised Council that the Planning Commission will meet August 9, 2022 at 5:15 p.m.
7. Advised Council of a regular scheduled Work Session to be held on August 15, 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 August 16, 2022 at 9:00 a.m. at the Martin Idle Hour Park Community Center.
9. Informed Council that the Alabama League of Municipalities will host the 3rd Congressional Luncheon August 18, 2022 from 12:00 p.m. – 2:00 p.m. EST in Opelika, Alabama.
10. Advised Council that the Planning Commission will meet August 23, 2022 at 5:15 p.m.
11. Reviewed upcoming board appointments.

Mayor Lowe stated that the Mayor's Ball Scholarship Awards Night will be held on July, 28, 2022 at 6:00 p.m. at the Martin Idle Hour Park Community Center. Mayor Lowe also stated that 46 high school graduates from Central High School, Russell County High School and Glenwood School will receive an award to be used towards their college education. Mayor Lowe further stated that the checks will be made to the school chosen by the students.

Mayor Lowe went over the agenda items.

City Attorney Jimmy Graham reviewed agenda claims with Council.

City Manager Wallace Hunter stated that employee numbers are still down. Mr. Hunter encouraged everyone to be patient if service request are not completed immediately. Mayor Lowe stated that mission critical things will get the deserving attention first.

Councilmember Bailey stated that on River Chase Drive, he noticed that City Workers were performing double duty pickup up trash and performing work on the streets with tractors. Councilmember Bailey thanked City Employees for doing their very best in keeping the City clean and safe. Mr. Hunter stated that even though the nation is still going through a work staff shortage, Phenix City is continuing to grow and strive.

There being nothing further to discuss, the meeting adjourned until 3:00 p.m., Monday, August 1, 2022.