

**WORK SESSION MEETING MINUTES
November 4, 2024**

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, November 4, 2024, in the Council Chambers located within the Public Safety Building at 1111 Broad Street, Phenix City, Alabama 36867. Upon roll call, the following members were present: Councilmember Arthur L. Day, Jr., Councilmember Vickey F. Carter, Councilmember Steve Bailey, Councilmember R. Griff Gordy, and Mayor Eddie N. Lowe. Also present were City Manager Wallace Hunter, Assistant City Manager Chan Gamble, City Clerk Shannon Davis, and City Attorney Jimmy Graham. Department Heads in attendance: Building Official Ray Rogers, Economic Development Manager Shaun Culligan, Director of Engineering Angel Moore, Graduate Civil Engineer Chris Casey, Finance Director Labrita King Copeland, Fire Chief Kristen Kennedy, Golf Manager Mike Barber, Human Resources Director Stephanie Chastain, Library Director Tammy Henry, Municipal Court Clerk Ruby White, Parks and Recreation Director Todd Hughes, Police Chief George Staudinger, Assistant Chief of Police Joseph Weierick, Public Safety Director Ray Smith and Utilities Director John Spraggins.

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

Councilmember Gordy led the invocation.

Mayor Lowe advised there were no Request to Address Council.

Mayor Lowe called upon Director of Engineering Angel Moore, to discuss the actions taken by the Planning Commission at their October 22, 2024 meeting.

Mayor Lowe called upon City Clerk Shannon Davis who discussed the following with Mayor and Council:

1. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, November 5, 2024 at 9:00 a.m. at the Public Safety Building.
2. Informed Council that City Offices will be closed on Monday, November 11, 2024 in observance of Veteran's Day.
3. Advised Council that the Planning Commission will meet on Tuesday, November 12, 2024 at 5:15 p.m.
4. Advised Council that the NLC Convention is to take place Wednesday, November 13, 2024 through Saturday, November 16, 2024.
5. Informed Council that the East Alabama Chamber of Commerce will hold the Breakfast and Business Meeting on Wednesday, November 13, 2024 at 7:00 a.m.
6. Advised Council that the Phenix City Russell County Library Board will meet on Thursday, November 14, 2024 at 5:30 p.m.
7. Advised Council of a regular scheduled Work Session to be held on Monday, November 18, 2024, at 3:00 p.m. at the Public Safety Building.
8. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, November 19, 2024 at 9:00 a.m. at the Public Safety Building.
9. Advised Council that City Clerk Shannon Davis will be attending the Alabama Association of Municipal Clerk Annual Training Conference that will be held from Wednesday, November 20, 2024 through Friday, November 22, 2024.
10. Advised Council that the Board of Zoning Adjustments and Appeals will meet on Thursday, November 21, 2024 at 5:30 p.m.

11. Advised Council that the Planning Commission will meet on Tuesday, November 26, 2024 at 5:15 p.m.
12. Informed Council that the East Alabama Chamber of Commerce will hold an After Hours Business Meeting on Tuesday, November 26, 2024 at 5:00 p.m.
13. Informed Council that City Offices will be closed on Thursday, November 28, 2024 and Friday, November 29, 2024 in observance of the Thanksgiving Day Holiday.
14. Advised Council of a regular scheduled Work Session to be held on Monday, December 2, 2024, at 3:00 p.m. at the Public Safety Building.
15. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, December 3, 2024 at 9:00 a.m. at the Public Safety Building.
16. Informed Council that Fort Moore will hold their Holiday Reception on Friday, December 6, 2024, the time will be announced at a later date.
17. Advised Council that the Planning Commission will meet on Tuesday, December 10, 2024 at 5:15 p.m.
18. Informed Council that the East Alabama Chamber of Commerce will hold the Breakfast and Business Meeting on Wednesday, December 11, 2024 at 7:00 a.m.
19. Advised Council of a regular scheduled Work Session to be held on Monday, December 16, 2024, at 3:00 p.m. at the Public Safety Building.
20. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, December 17, 2024 at 9:00 a.m. at the Public Safety Building.
21. Informed Council that the East Alabama Chamber of Commerce will hold an After Hours Business Meeting on Tuesday, December 17, 2024 at 5:00 p.m.
22. Advised Council that the Board of Zoning Adjustments and Appeals will meet on Thursday, December 19, 2024 at 5:30 p.m.
23. Informed Council that City Offices will be closed on Tuesday, December 24, 2024 and Wednesday, December 25, 2024 in observance of the Christmas Holiday.
24. Advised Council that the Planning Commission meeting scheduled for Tuesday, December 24, 2024 at 5:15 p.m. will be cancelled due to the Christmas Holiday.
25. Reviewed upcoming Board Appointments.

Councilmember Carter inquired about incentives for new citizens and builders with the growth that the City is experiencing with new home owners and Building Official Ray Rogers stated that Evans Road Crossing is not within the City limits and that they will receive the City's Utilities services but will not receive Fire, Police or Garbage services. Councilmember Carter inquired about single family dwellings within the City limits if they are planning any future development. Mr. Rogers stated that they have some inquiries but that nothing has been requested. Councilmember Carter stated that she was concerned about homes being built in District Two. Director of Engineering Angel Moore stated that there were some discussions around new building off Highway 280 which are in District Two. City Manager Wallace Hunter stated that when high interest rates and mortgage rates affect the economy that can slow down new developments. Mr. Rogers stated that there are new properties going to be built off Sanford Road.

Councilmember Day inquired if any revenues will be paid to the City for the new Evans Road Crossing that is located in Lee County. Economic Development Manager Shaun Culligan stated that the City would be paid the fees for the water and sewage.

Councilmember Bailey inquired about the status of the new developments on the 280 Bypass. Economic Development Manager Shaun Culligan stated that the last update he received a couple of weeks ago was that the Chipotle Restaurant should be completed by the end of the year and the remaining will be completed by the first quarter of 2025. Mr. Culligan also stated that

Starbucks has the potential of being completed by the end of the year. Building Official Ray Rogers stated that they were looking for the development to be completed for Starbucks by the end of the year or in January but that it would not open until February 2025.

Councilmember Gordy inquired about when all of the new developments on Highway 280 Bypass open up if they have taken into account how the traffic would be affected coming in and out of the area and into Columbus to J.R. Allen Parkway. Director of Engineering Angel Moore stated that ALDOT would be in control of those roads and they do plan to install an additional turning lane onto Highway 280 coming off of J.R. Allen Parkway.

Councilmember Bailey stated that near Publix on Riverchase Drive, the traffic in the afternoons is all the way down the road and inquired as to if the Engineering Department has researched any solutions. Director of Engineering Angel Moore stated that they have been investigating traffic counts and that her department should have some information ready for Council soon. City Manager Wallace Hunter stated that they have been looking at that issue as well as another on Dobbs Drive and on Old Opelika Road. Ms. Moore stated that they have had the Plan Study completed and it would cost up to 2 million dollars for the project.

City Manager Wallace Hunter asked Director of Engineering Angel Moore to provide an update to Mayor and Council on the right of way by Regions Bank on Highway 280 Bypass. Ms. Moore stated that any drive ways that are coming off Highway 280 are located on the ALDOT Roadway and the issue is that the driveways are private property and the City. Ms. Moore also stated that ALDOT is not responsible for pot holes in a citizen's private driveway and that the home owners and/or business owners are responsible and that it is the same for the City's roads as the homeowners are responsible for their own driveways. Councilmember Gordy stated that he spoke with the Branch Manager at Regions Bank and that they stated someone from the City spoke to them and they are fine with the answer and that they were trying to determine how to fix the issues.

Councilmember Day inquired about the paving on Seale Road near 5th Street South. Director of Engineering Angel Moore stated that the paving would start on the side of the bridge near 5th Street south and all the way south stopping at the City limits sign.

Councilmember Day inquired about the update on the new Landfill. Director of Engineering Angel Moore provided an update on the access and work by the City for the new Landfill. Councilmember Day inquired as to the type of debris that would be in the new Landfill. Ms. Moore responded that it would be demolishing and construction debris only.

Councilmember Day inquired about all of the abandon tires he has noticed on Highway 431 and throughout the City. Director of Engineering Angel Moore stated that the tires are currently being taken to Reeves Landfill because they are unable to put them in the City's current landfill and that it is costing the City around \$15,000.00.

Councilmember Day stated that the Economic Development Department and Shaun Culligan did an outstanding job organizing the Ribbon Cutting Event for Sierra Pacific and that he was very proud of the way it was handled.

Director of Parks and Recreation Todd Hughes provided Mayor and Council with the information for the upcoming Veterans Parade that will take place on Saturday, November 9, 2024 at 10:00 a.m.

Councilmember Bailey stated that the newly trimmed trees and bushes along Broad Street look very good and that the crew did a great job.

Mayor Lowe stated that he has received a lot of compliments on the Trunk or Treat Event held by the Parks and Recreations Department and they did a great job. City Manager Wallace Hunter stated that it was a huge turnout and one of the best events he has seen.

Mayor Lowe went over the agenda items.

City Attorney Jimmy Graham reviewed the agenda claims with Council.

Mayor Lowe thanked the Council, City Manager and Department Heads for their time and dedication.

Councilmember Gordy moved to go into Executive Session to discuss Good Name and Character for 45 minutes, from which the meeting would adjourn. Councilmember Day seconded said motion. All were in favor.

Council went into Executive Session at 4:30 p.m.

Council came out of Executive Session at 5:20 p.m.

Mayor Lowe stated that there being nothing further to discuss, the meeting adjourned until 3:00 p.m., Monday, November 18, 2024.