

MEETING MINUTES
August 18, 2026

The members of the City Council of the City of Phenix City, Alabama met in a regularly scheduled Council Meeting on Tuesday, August 18, 2026 at 9:00 a.m. at 1111 Broad Street, Phenix City, Alabama, 36867. Upon roll call, the following members of Council were present: Councilmember Arthur L. Day, Jr., Councilmember Vickey C. Green, Councilmember Steve Bailey, Councilmember Jasponica G. Florence, and Mayor Eddie N. Lowe. Also present were City Manager Wallace Hunter, Assistant City Manager Chan Gamble, City Attorney Jimmy Graham and City Clerk Shannon Davis.

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

Reverend Dr. Richard Wright of Trinity Methodist Church, delivered the invocation as listed on the agenda.

Councilmember Day led the Pledge of Allegiance to the United States Flag.

City Manager Wallace Hunter and Human Resources Director Stephanie Chastain presented employee service recognitions to Mackenzie George – 5 years, Donnie Slaughter – 15 years, Jeffrey Carter – 20 years, Evan Labombard – 5 years.

Mayor Lowe presented the regularly scheduled meeting minutes of the August 3, 2026 Work Session and the August 4, 2026 Council Meeting for approval. Councilmember Day moved to approve the minutes, which motion was seconded by Councilmember Florence. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: The motion thus passed.

Mayor Lowe stated there was no unfinished business to address at this time.

Mayor Lowe presented a resolution in reference to adopting an Annual Transportation Plan.

RESOLUTION NO. 2026-248

Councilmember Florence moved to approve the resolution, which motion was seconded by Councilmember Green. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a resolution in reference to granting an Easement to Alabama Power.

RESOLUTION NO. 2026-249

Councilmember Green moved to approve the resolution, which motion was seconded by Councilmember Bailey. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a Public Hearing and approval of Three Resolutions in reference to the fixing of costs incurred by the City of Phenix City for the removal of substandard structures and the establishment of special assessments upon properties located at:

1. 10014th Avenue South

RESOLUTION NO. 2026-250

2. 1820 6th Court

RESOLUTION NO. 2026-251

3. 1005 15th Place

RESOLUTION NO. 2026-252

Councilmember Day moved to approve the resolutions, which motion was seconded by Councilmember Bailey. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented Five Resolutions and Public Notices in reference to setting of Public Hearing Dates and fixing demolitions costs associated with the following properties located in Phenix City:

1. 1420 10th Avenue

RESOLUTION NO. 2026-253
PUBLIC NOTICE

2. 2410 17th Avenue

RESOLUTION NO. 2026-254
PUBLIC NOTICE

3. 709 12th Avenue

RESOLUTION NO. 2026-255
PUBLIC NOTICE

4. 1019 4th Street

RESOLUTION NO. 2026-256
PUBLIC NOTICE

5. 1707 12th Avenue

RESOLUTION NO. 2026-257
PUBLIC NOTICE

Councilmember Day moved to approve the resolutions and public notices, which motion was seconded by Councilmember Florence. Upon said motion being put to a vote, the following vote

was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a resolution in reference to accepting a price quote from SCI-2-WAY for the emergency package for F-6 in an amount not to exceed \$9,909.23.

RESOLUTION NO. 2026-258

Councilmember Florence moved to approve the resolution, which motion was seconded by Councilmember Bailey. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a resolution in reference to declaring the installation of a sanitary sewer main along South Railroad Street between 15th and 17th Avenues an emergency and authorizing and directing the Mayor and City Manager to pay Southern Brush Cutting & Grading, LLC for said work in an amount not to exceed \$260,000.00.

RESOLUTION NO. 2026-259

Councilmember Green moved to approve the resolution, which motion was seconded by Councilmember Day. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a resolution in reference to declaring the replacement of the sanitary sewer main and service at 1201 Knowles Road an emergency and authorizing and directing the Mayor and City Manager to pay Warr Grading Contractor, Inc. for said work in an amount not to exceed \$29,674.00.

RESOLUTION NO. 2026-260

Councilmember Florence moved to approve the resolution, which motion was seconded by Councilmember Day. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a resolution in reference to declaring the influent cleaning, drying bed, and pump bypass an emergency and authorizing and directing the Mayor and City Manager to pay Davis Concrete and Rain for Rent in an amount not to exceed \$135,863.56.

RESOLUTION NO. 2026-261

Councilmember Green moved to approve the resolution, which motion was seconded by Councilmember Bailey. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented a resolution in reference to authorizing and directing the Mayor and City Manager to purchase two actuators from Industrial Contracting Services and Maintenance for \$31,612.50 and one flow meter from Hydrocal for \$12,650.00.

RESOLUTION NO. 2026-262

Councilmember Day moved to approve the resolution, which motion was seconded by Councilmember Green. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe declared that now was the time and place for a public hearing in reference to an Ordinance to annex 0.20 +/- acres of land lying in Section 30, Township 18 North, Range 30 East, Lee County, Alabama, into an R-3 Zone (High Density Residential District) located along Landmark Road, William H. & Patricia A. Sellers, owners. Mayor Lowe stated anyone wishing to address Council concerning this ordinance should come forward and do so at this time. Mr. Zachary Chaikin came forward to address Council. Mr. Chaikin stated that he was representing the Ivey Creek residents. Mr. Chaikin also stated that the residents were against the proposed density due to safety issues pertaining to additional traffic in and out of the subdivision and parking issues. Mr. Chaikin inquired as to how much additional traffic will be expected and if emergency vehicles will be able to enter. Mr. Chaikin stated that they were concerned about storm water and drainage. Mr. Chaikin also stated that the existing Lee Road 456 is a two lane road and they are concerned about the additional traffic. Mr. Chaikin further stated that they were concerned about the privacy and noise issues that may occur for the current homeowners if the proposal is approved. Mr. Chaikin requested that the Council reject the proposal. Chief Building Official Ray Rogers stated that Ivey Creek is already zoned for R3 and that it is the same density, which means that no density is changing with this proposal. Mr. Rogers also stated that this proposal is to add a small piece of property. Councilmember Bailey stated that it is to straighten out the property lines. Mr. Rogers stated that it was to add property. Councilmember Green stated that this proposal is not in opposition to the plan already in place. Mr. Rogers stated that it was not in opposition and it would add around eight thousand square feet that would be annexed in to the current subdivision. Councilmember Bailey addressed Mr. Chaikin and inquired as to if he understood what has been explained and added that his property will remain the same and that the proposal is to straighten out the property lines. Engineering/Public Works Director Angel Moore stated that Landmark Road is serviced by the Lee County Highway Department and that they have instructed the developer to reach out to that department. Ms. Moore provided additional information on the plan to expand the property and that they currently have not received any plans from the developers for the project and that this project is in the very early stages. City Manager Wallace Hunter stated that all zoning ordinances have to be followed for any developments and that the City has a highly skilled team of employees from several departments that come together to ensure that the guidelines are strictly followed. Assistant Engineering/Public Works Director Chris Casey inquired to Engineer Chris Roberts as to the number of units that are proposed to go into the new development. Mr. Casey provided an overview of the City's standards around new development as it relates to the engineering process and guidelines that they have to follow as required by the State of Alabama. Mr. Casey stated that all standards are reviewed and must be approved in order for the project to start and that the City has a process in place to ensure that this happens. Mr. Hunter thanked the team for their hard work on this project. Mr. Hunter stated that the owner of the property Mike Bowden had a vision for this property when he first decided to develop it and that these changes were included. Mr. Hunter also stated that Mr. Bowden has done a lot in the City for development and helping to grow the City and the neighborhoods. Councilmember Bailey inquired if Mr. Chaikin's questions and concerns had been addressed. Mr.

Chaikin stated that it did address the questions but that he still had concerns. Mr. Casey stated that back when Mr. Bowden began the development he had a master plan and that the current annex was in the plan originally. Councilmember Bailey provided an overview of the history of the Ivey Creek's original development and what the plan has been based on Mike Bowden's original vision for the property and that it has not changed. Mr. Hunter stated that with Mr. Bowden's master plan, when guidelines have changed over the years, those still have to be followed and Mr. Bowden has had to adjust accordingly. Mr. Chaikin stated that there are over 100 citizens in the area that have invested into Phenix City. Councilmember Bailey stated that the plan and the zoning was already in place for a long time. Councilmember Bailey also stated that anyone can go into the owner's office and see the plan for all of the phases of the development before purchasing a home in Ivey Creek and that nothing has been changed. Fire Chief Kris Kennedy stated that the Fire Department takes the accessibility of the fire units very seriously and that they have strict standards in place to ensure that any new development has the appropriate access for emergency vehicles. Chief Kennedy also stated that based on the designs they have reviewed, the current proposal meets the requirements. Councilmember Bailey stated that all Mr. Bowden has done is request the additional property and all of his plans have not changed and that the City wants to ensure that all of the property lines are clearly identified and in place. Councilmember Bailey thanked Mr. Chaikin for bringing his concerns to Council and that all Citizens have the right to bring their concerns. Mayor Lowe declared the hearing closed.

Mayor Lowe presented for second reading an Ordinance to annex 0.20 +/- acres of land lying in Section 30, Township 18 North, Range 30 East, Lee County, Alabama, into an R-3 Zone (High Density Residential District) located along Landmark Road, William H. & Patricia A. Sellers, owners.

ORDINANCE NO. 2026-07

Councilmember Day moved to approve the ordinance, which motion was seconded by Councilmember Green. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAIN: None. The motion thus passed.

Mayor Lowe presented for first reading an Ordinance to amend Section 4.16-C of the Merit System Rules and Regulations of the City of Phenix City, Alabama. Councilmember Florence moved to place the ordinance on first reading, which motion was seconded by Councilmember Day. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Mayor Lowe presented for first reading an Ordinance to amend Section 9.01 of the Merit System Rules and Regulations of the City of Phenix City, Alabama. Councilmember Green moved to place the ordinance on first reading, which motion was seconded by Councilmember Florence. Upon said motion being put to a vote, the following vote was recorded: YEAS: Councilmembers Day, Green, Bailey, Florence, and Mayor Lowe. NAYS: None. ABSTAINS: None. The motion thus passed.

Councilmember Florence inquired about the Phenix City Boys 12U Baseball Team's next game at the regional playoffs. Parks and Recreation Director Todd Hughes stated that the next game was on Wednesday, August 19, 2026 at 3:30 p.m. and will be televised on ESPN. Mr.

Hughes invited everyone to attend Central High School's first home football game on Thursday, August 20, 2026.

Mayor Lowe called upon Engineering/Public Works Director Angel Moore. Ms. Moore reviewed for Council the Traffic Widen Project on Highway 280 Bypass. Ms. Moore stated that they have been in contact with ALDOT regarding the issues and concerns around the new light. Ms. Moore also stated that ALDOT is in the process of evaluating the project to help resolve the issues. Ms. Moore further stated that the City is working diligently with ALDOT to work through and find a solution to the issues. Ms. Moore stated that it is an ALDOT project and that the City had nothing to do with the planning or implementation of the work. Ms. Moore also stated that any citizen with questions should contact ALDOT.

City Manager Wallace Hunter provided an overview of the City's efforts to use contractors for lawn care at the City owned Cemeteries in order to help with the employee shortages.

City Attorney Jimmy Graham thanked the City and Council for everything that was done for him while he was out on medical leave. Mr. Graham stated that the Council is one of the best group of people that he has had the privilege to work for and he thanked them all.

Mayor Lowe thanked the City employees that celebrated their work anniversaries with the City. Mayor Lowe stated that they were blessed to be part of Phenix City. Mayor Lowe thanked CTV for bringing the meeting to the Citizens. Mayor Lowe stated that they are passionate about what they do to support the Citizens of Phenix City.

There being no further business to address, the meeting thus adjourned until September 1, 2026.