



PHENIX CITY

Alabama

2020 STATE OF THE CITY ADDRESS

January 9, 2020 • 6 p.m., EST

Central Activity Center



2016-2020 City Council & Administration



Eddie N. Lowe
Mayor



Dr. R. Griff Gordy
At Large



Steve Bailey
District 1



Vickey Carter Johnson
District 2



Arthur L. Day, Jr.
Mayor Pro Tem / District 3



Wallace B. Hunter
City Manager



Melony Lee
City Clerk



Department Heads

Building Department:	<i>Gil Griffith</i>	Information Technology:	<i>Mike Bauer</i>
Economic Development:	<i>Shaun Culligan</i>	Library:	<i>Michele Kilday</i>
Engineering & Public Works:	<i>Angel Moore</i>	Municipal Court:	<i>Ruby White</i>
Finance:	<i>Labrita King Copeland</i>	Parks & Recreation / Golf:	<i>Todd Hughes</i>
Fire / Rescue:	<i>Kristin Kennedy</i>	Police Department:	<i>Raymond J. Smith</i>
Human Resources:	<i>Stephanie Chastain</i>	Utilities / Assistant City Manager:	<i>Stephen C. Smith</i>



Legal Appointments

Municipal Court Judges

Honorable Judge Greg Waldrep

Honorable Judge F. Patrick Loftin

City Attorneys

James P. Graham

Jim McKoon

Chan Gamble



Financial Statement

General Fund Balance Sheet: December 31, 2015 – December 31, 2019

	12/31/2015	12/31/2016	12/31/2017	12/31/2018	12/31/2019
ASSETS					
Cash & Cash Equivalents	\$8,614,896	\$6,890,757	\$11,151,337	\$11,940,729	\$15,100,000
Receivables:					
Accounts Receivable	\$39,144	\$51,785	\$543,844	\$551,690	\$517,121
Due from Other Funds	\$401,904	\$1,461,045	\$504,978	\$1,103,295	\$893,735
Due from Other Governments	\$47,158	\$31,229	\$55,396	\$28,558	\$50,734
Taxes Receivable	\$ -	\$ -	\$ -	\$2,107,774	\$2,107,774
Inventory	\$54,321	\$56,542	\$54,632	\$68,544	\$113,696
Prepaid Expenses	\$ -	\$ -	\$ -	\$314,649	\$314,649
TOTAL ASSETS	\$9,157,423	\$8,491,357	\$12,310,187	\$16,115,239	\$19,097,710

Prior years (2015 – 2017) have been adjusted to reflect final numbers on a cash basis. Years 2018 – 2019 are preliminary, unadjusted numbers on accrual basis accounting.



Financial Statement

General Fund Balance Sheet: December 31, 2015 – December 31, 2019

...cont'd	12/31/2015	12/31/2016	12/31/2017	12/31/2018	12/31/2019
LIABILITIES & FUND BALANCES					
Liabilities:					
Accounts Payable	\$657,139	\$962,196	\$2,102,698	\$1,387,798	\$60,655
Accrued Expenses	\$ -	\$ -	\$ -	\$346,429	\$346,429
Due to Other Funds	\$196,759	\$255,941	\$301,866	\$322,211	\$302,951
Funds Held in Trust	\$58,487	\$67,308	\$67,916	\$71,161	\$74,654
Due to Other Governments	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	\$138,388	\$138,462	\$136,441	\$439,159	\$442,441
TOTAL LIABILITIES	\$1,050,773	\$1,423,907	\$2,608,921	\$2,566,758	\$1,227,129

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Financial Statement

General Fund Balance Sheet: December 31, 2015 – December 31, 2019

...cont'd	12/31/2015	12/31/2016	12/31/2017	12/31/2018	12/31/2019
Reserved	\$519,575	\$519,575	\$519,575	\$519,575	\$519,575
Unreserved	\$7,587,075	\$5,261,644	\$9,181,691	\$13,028,907	\$16,962,566
TOTAL FUND BALANCES	\$8,106,650	\$7,067,450	\$9,701,266	\$13,548,482	\$17,870,581
TOTAL LIABILITIES & FUND BALANCES	\$9,157,423	\$8,491,357	\$12,310,187	\$16,115,239	\$19,097,710

	12/31/2015	12/31/2016	12/31/2017	12/31/2018	12/31/2019
ANNUAL BUDGET	\$37,781,681	\$37,363,622	\$37,650,929	\$38,472,299	\$43,744,785
OPERATING DAYS RESERVE	78	69	94	129	149

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Financial Statement

Debt Service Stress Test Total Debt Service 2015-2019

	2015	2016	2017	2018	2019
Beginning Cash on Hand (Debt Service Reserve)	\$7,133,572	\$5,796,161	\$8,307,736	\$9,956,770	\$14,191,830
7 Mil Property Tax	\$1,990,518	\$2,068,945	\$2,085,166	\$2,108,497	\$2,198,051
9% Lodging Tax	\$903,126	\$947,886	\$1,009,577	\$1,012,801	\$1,129,911
Sales Tax	\$1,448,112	\$750,000	\$800,000	\$1,247,550	\$1,247,550
Business Licenses (Residential Renters)	\$432,221	\$433,395	\$446,064	\$413,187	\$522,136
3 & 4 Mil Tax	\$2,130,648	\$2,186,365	\$2,235,560	\$2,273,310	\$2,238,305
Utility Reserves for Debt Service	\$3,555,758	\$3,554,746	\$3,554,908	\$3,827,754	\$3,992,327
Utility Net Operating Income	\$249,305	\$274,204	\$603,841	\$711,136	\$223,904
TOTAL	\$17,843,260	\$16,011,702	\$19,042,853	\$21,551,004	\$25,834,015

Due to the timing of the State of the City's address, prior years' numbers were preliminary calculations made prior to the final adjustments.



Financial Statement

Debt Service Stress Test Total Debt Service 2015-2019

	2015	2016	2017	2018	2019
Net General Debt	\$64,590,632	\$62,219,632	\$60,725,000	\$68,124,408	\$65,181,656
Self-Supporting Debt	\$102,959,368	\$90,891,003	\$93,835,635	\$87,665,592	\$85,393,344
Total General Debt	\$167,550,000	\$153,110,635	\$154,560,635	\$154,560,635	\$150,575,000
Annual Debt Service	\$10,087,721	\$11,594,361	\$11,707,986	\$11,678,120	\$11,690,671
COVERAGE RATIO	176.88%	138.10%	162.65%	184.54%	220.98%
Should Interest Rates Increase to 6% - Annual Debt Service Would Be	\$14,548,000	\$14,236,638	\$13,203,638	\$13,998,638	\$13,934,500
STRESS TEST COVERAGE RATIO	122.65%	112.47%	144.22%	153.95%	185.40%

Due to the timing of the State of the City's address, prior years' numbers were preliminary calculations made prior to the final adjustments.



Credit Rating

S&P Global

The City of Phenix City continues to maintain its “AA-/Stable” Credit Rating as rated by Standard & Poor’s, September, 2018.



Credit Rating

S&P Global

Standard and Poor's credit rating assessment points:

- Strong management, with good financial policies and practices
- Very strong budgetary flexibility
- Very strong liquidity, with total government available cash at 24.2% of total governmental fund expenditures
- Overall, the city's market value grew by 3.3% over the past year to \$1.6 billion in 2017
- A higher rating would likely follow a significant expansion of the economic base



MPO & ATRIP Projects

MPO Projects

PROJECT	DESCRIPTION	TOTAL ESTIMATED COST			STATUS
		CITY COST	FEDERAL COST	TOTAL COST	
STPPC-5713 () Reference No. 100060115 & 100060116	5th Street South Resurfacing and Improvements from Seale Road to US 431	\$324,843.40	\$1,163,865.60	\$1,488,709	Under Construction
STPPC-5714 () Reference No. 100063080 & 100063082	Resurface Brickyard Road from Dillingham Street to State Docks Road	\$280,583.04	\$1,122,332.16	\$1,402,915.20	Preliminary Engineering
STPPC-5714 () Reference No. 100063085 & 100063086	Resurface Brickyard Road from State Docks Road to City Limits	\$98,400	\$393,600.00	\$492,000	Preliminary Engineering
STPPC-5714 () Reference No. 100063087 & 100063088	Resurface South Railroad Street from Beginning to Stadium Drive	\$212,550	\$850,200.00	\$1,062,750	Preliminary Engineering
STPPC-5714 () Reference No. 100063089 & 100063090	Resurface South Railroad Street from Stadium Drive to Summerville Road	\$173,000	\$692,000.00	\$865,000	Preliminary Engineering
STPPC-5717 () Reference No. 100067447 & 100067448 & 100067449	Seale Road Bridge Replacement	\$104,000	\$416,000	\$520,000	Upcoming
TOTAL		\$1,193,376.44	\$4,637,997.76	\$5,831,374.20	



MPO & ATRIP Projects

ATRIP Projects

PROJECT	DESCRIPTION	TOTAL ESTIMATED COST			STATUS
		CITY COST	FEDERAL COST	TOTAL COST	
Opelika Road Bridge Replacement / Cutrate Road Improvements	Replace Bridge over Mill Creek on Opelika Road. Remove Bridge on Cutrate Road and realign intersection.	\$845,777.33	\$3,383,109.32	\$4,228,886.65	Under Contract
TOTAL		\$845,777.33	\$3,383,109.32	\$4,228,886.65	

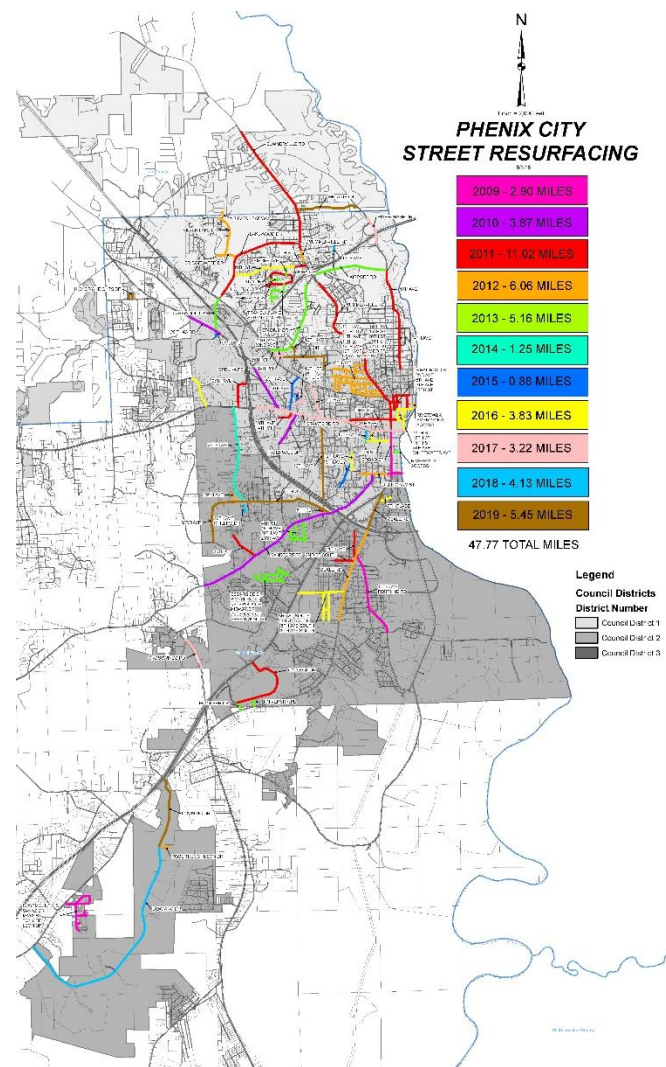
City Infrastructure Projects

Local Street Resurfacing

2015-2019

Total Miles: 17.51

Total Cost: \$3,050,522





City Infrastructure Projects

Completed Engineering / Public Works Projects

No.	PROJECT DESCRIPTION	STATUS	COST
1	80 Grave Repairs	Complete	\$32,200.00
2	ADA Improvements - 18 Ramps Installed / 109 linear feet of Sidewalk Replaced	Complete	\$32,411.99
3	Underground Storage Tank (UST) Study - Lisle Property	Complete	\$16,956.25
4	St. Andrews Drainage Project	Complete	\$62,520.00
5	City Property Survey *	Complete	\$0.00
6	Recycling Contract *	Complete	\$0.00
7	5th Ave Parking Reconfiguration *	Complete	\$0.00
8	Airport Road Emergency Repairs	Complete	\$35,421.50
TOTAL COST:			\$179,509.74

* Represents projects completed in-house



City Infrastructure Projects

Upcoming Engineering / Public Works Projects

No.	PROJECT DESCRIPTION	STATUS
1	PCBOE Bus Lot Survey	Data Collection
2	ADA Improvements	Ongoing
3	Public Safety Building Renovation	Preliminary Design
4	Riverwalk Wooden Bridge	Preliminary Engineering
5	Public Works/Utilities Manual	Preliminary Engineering
6	Lighting Plan for US 280/431	Preliminary Engineering
7	Property Conversion	Property Acquisition
8	Alabama Power LED Street Light Conversion	Under Construction
9	Lakewood Park Dam Repairs	Under Construction
10	TAP Grant - 14th Street	Waiting for Authorization



City Infrastructure Projects

Utilities – Contracted Capital Projects

No.	PROJECT DESCRIPTION	STATUS	COST
1	Brandywine PS & Tank SCADA Upgrade	Complete	\$10,972
2	Replace Filter Console HMIs with Wireless	Complete	\$2,281
3	Digester 3 Cover Replacement	Complete	\$906,723
4	Baily Hill PS, Tank & Glennwood Tanks SCADA Upgrade	In Progress	\$18,653
5	Meter Register Replacement	In Progress	\$150,576*
6	Stormwater Infiltration Reduction & Collection System Improvements, Phase I	In Progress	\$150,000
7	Summerville Road Sanitary Extension - 8,900 feet	In Progress	\$1,000,000
8	Lee Road 236 (Auburn Road) Sanitary Relocation	In Review	\$5,702**
TOTAL COST:			\$2,244,908

**Not to exceed*

***Cost for casing only - Contractor cost has yet to be determined*



City Infrastructure Projects

Utilities – In-House Capital Projects

No.	PROJECT DESCRIPTION	STATUS	COST
1	6th Place Water Main Installation - 260 feet	Complete	\$8,540
2	6th Place South Water Main Installation - 400 feet	Complete	\$420
3	Lee Road 223 Water Main Installation - 220 feet	Complete	\$30,787
4	Golf Course: Water Line Installation - 400 feet	Complete	\$739
5	24th Avenue Sanitary Replacement - 375 feet	Complete	\$2,271
6	Seale Road Sanitary Repairs (Prior to Paving)	Complete	\$2,092
7	5th Street South Sanitary Repair	Complete	\$967
8	Oil / Grit Separator Piping	In Progress	\$972
TOTAL COST:			\$46,788



PHENIX CITY

Alabama

City Infrastructure Projects

UTILITIES

Administration: **Meter Register Replacement**

Status: *In Progress*

Total Cost: *Not to Exceed \$150,576*

Master Meter agreed to give us 9,410 registers at no cost to us, which is a **total savings of \$541,075 at \$57.50 per register.**





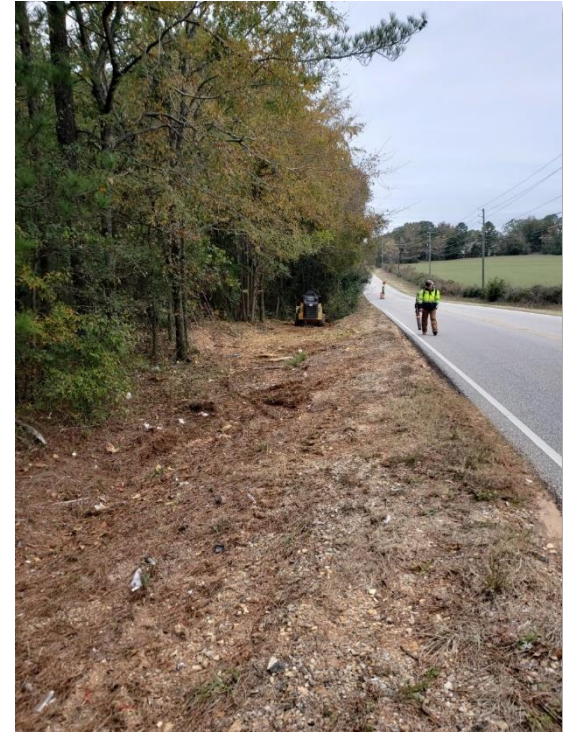
City Infrastructure Projects

UTILITIES

Wastewater Collection:
Summerville Road Sanitary Extension

Status: *In Progress*

Total Cost: *\$1,000,000*





City Infrastructure Projects

UTILITIES

***Wastewater Treatment Plant:
Digester 3 Cover Replacement***

Status: *Complete*

Total Cost: *\$906,723*





Utility Rate Comparisons

Water

WATER	PHENIX CITY	COLUMBUS	AUBURN	FORT MITCHELL	SMITHS STATION	RUSSELL COUNTY
Minimum	\$12.54	\$14.60	\$15.75	\$28.00	\$27.02	\$38.00
5,000 Gallon Usage	\$20.52	\$19.33	\$24.09	\$37.00	\$37.08	\$47.00
Percent Comparison	100%	94.20%	117.40%	180.31%	180.70%	229.04%

Sewer

SEWER	PHENIX CITY	COLUMBUS	AUBURN	FORT MITCHELL	SMITHS STATION	RUSSELL COUNTY
Minimum	\$12.75	\$18.00	\$14.81	\$12.75	\$27.01	
5,000 Gallon Usage	\$21.25	\$30.97	\$24.70	\$21.25	\$47.13	
Percent Comparison	100%	145.74%	116.24%	100%	221.77%	

Combined Water & Sewer

WATER & SEWER	PHENIX CITY	COLUMBUS	AUBURN	FORT MITCHELL	SMITHS STATION	RUSSELL COUNTY
Minimum	\$25.29	\$32.60	\$30.56	\$40.75	\$54.03	
5,000 Gallon Usage	\$41.77	\$50.30	\$48.79	\$58.25	\$84.21	
Percent Comparison	100%	120.42%	116.81%	119.39%	201.59%	

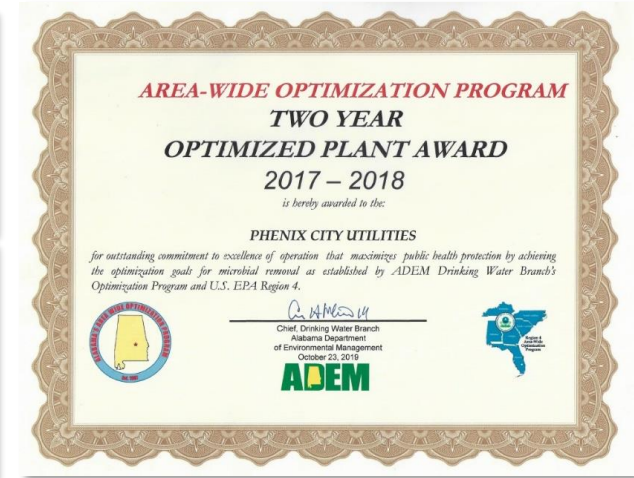


Utility Awards

UTILITIES

Water Filtration Plant

- 2007-2011 Four-Year Optimized Plant Award*
- 2007-2016 Six-Year Optimized Plant Award*
- 2008-2012 Four-Year Optimized Plant Award*
- 2008-2014 Seven-Year Optimized Plant Award*
- 2013 Best Operated Plant Award*
- 2014 Fluoridation Award*
- 2015 Fluoridation Award*
- 2016 Award of Excellence*
- 2017 One-Year Optimized Plant Award*
- 2017-2018 Two-Year Optimized Plant Award*



Water Distribution

- 2013 Award of Excellence*
- 2016 Award of Excellence*





Commercial Development

Phenix City Retail Project Update

Villages at Crosswinds

A 22-Acre development at the corner of HWY 431S and HWY 165. Renfro's Market and subsequent retail are expected to open the first quarter of 2020.





Commercial Development

Phenix City Retail Project Update

280 & Main

The latest addition to this shopping center, Roses Department Store, is expected to open in the first quarter of 2020. Construction is currently underway.





Commercial Development

Phenix City Retail Project Update

Phenix City Marketplace

A 19-acre site on HWY 280N currently developing an ALDI grocery store, Culver's restaurant and a Caliber Car Wash. This site has more than 6 acres of future developable land.



Commercial Development

Phenix City Retail Project Update

Highway 80 Development

14-acre site on HWY 80 is under construction. Expectations are to be developed with multiple national retailers, office space and other service amenities. Development is expected to be complete in 2020.





Commercial Development

Phenix City Retail Project Update

Phenix City Station

Redevelopment of an existing shopping center was completed in 2019. Moe's opened following T-Mobile and Aspen Dental.





Commercial Development

Restaurant Development

Popeyes



Jack's



Commercial Development

Restaurant Development

Del Taco



Culver's

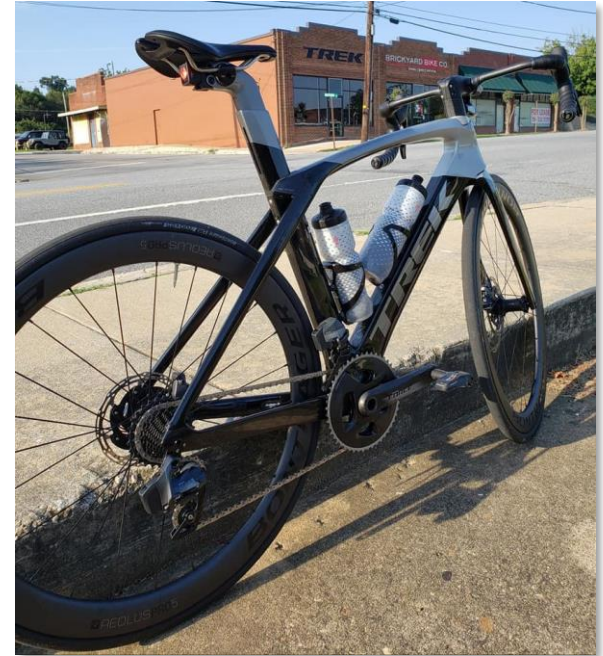




Commercial Development

Downtown Development

Brickyard Bike Co.





Commercial Development

Downtown Development

Phenix City Art Park

- Grand Opening Event
- Adult Easter Egg Hunt
- Spooktacular
- Christmas Movie Night





Commercial Development

2019 Job Creation

YEAR CREATED	COMPANY	NEW OR EXPANDING	JOBS CREATED
2019	Popeyes	New	42
2019	Culver's	New	90
2019	Del Taco	New	93
2019	Moe's Southwest Grill	New	14
2019	Jack's	New	50
TOTAL JOBS CREATED:			289*

* Based on company's job totals at time of opening

2019 Commercial Investments

PERMIT TYPE	VALUATION
Commercial - Additions	\$4,415,824
Commercial - New	\$20,640,262
Commercial - Remodel	\$4,099,716
TOTAL VALUATION:	\$29,155,802



Industrial Development

2019 Industrial Investments & Job Creation

YEAR GRANTED	COMPANY	NEW OR EXPANDING	JOBS	INVESTMENT
2018	Vectorply Corporation	Expanding	48	\$15,200,000**
2019	Daechang Seat Company	New	100	\$9,050,000
2019	The Game	Expanding	75	\$2,050,000
2019	Supply Chain Solutions, LLC	New	10	\$0***

2019 Announced Industrial Project Total: \$26,300,000 and 233 jobs *

** Investment amounts are based on the company's good-faith projected investments at the start of each project and some job counts may be after a multi-year ramp-up period*

*** Vectorply's initial commitment to expansion was in 2018 - expansion process began in 2019*

**** Job creation only*



Quality of Life

2019 Community Events

Amphitheater

Revival on the River
Morgan Wallen & Hardy
Bigg Robb & Skylar Sauffley
Riverfest Car Show
Memorial Day Celebration & Craft Beer Fest
NolaFest
Independence Day Celebration
Riley Green

Art Park

Adult Easter Egg Hunt
Art Park Grand Opening
Spooktacular
Art Park Movie Night *feat.* Elf

Idle Hour Sports Complex

2019 Cal Ripken 10 y/o World Series

Rec Centers & Moon Lake

Mother-Son Blue Jean Ball	<i>Martin-Idle Hour Park Community Center</i>
Youth Fishing Rodeo	<i>Moon Lake</i>
Float-in Movie	<i>Youth Sports Complex Pool</i>
White Water Classic VI	<i>Garrett-Harrison Stadium</i>
Hauntfest	<i>C-Club</i>
Veterans Day Parade	<i>Broad Street</i>
Breakfast with Santa	<i>Central Activity Center</i>
Bi-City Christmas Parade	<i>Broad Street</i>
Christmas at Moon Lake	<i>Moon Lake</i>

River Park

River Park Rendezvous / Hammock Park

Lakewood Golf Course

Played 23,750 Rounds of Golf
Hosted 14 Local & Regional Charity Golf Tournaments



Commitment to Charity

United Way of the Chattahoochee Valley

2019 Total Employee Contribution: **\$97,493**

30 Leadership Givers (*Annual contributions of \$1,000 or more*)

2015-2019 Total Employee Contribution: \$468,596



**United Way of the
Chattahoochee Valley**

2019 Charitable Donations



Muscular Dystrophy Association

2019 Total Amount Raised: **\$39,800**

Golden Axe Award

2015-2019 Total Amount Raised: \$164,179



Citizen Responsibility

Stay Informed

Attend Public Meetings

Visit our city website & like our Facebook page!

Always remember to contact your City Council representative when needed. They are your best resource.

GOALS for 2020: continue to exceed expectations!

