

WORK SESSION MEETING MINUTES
September 5, 2023

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 Tuesday, September 5, 2023, 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 Melony Lee and City Attorney Jimmy Graham. Department Heads in attendance: Building Official Ray Rogers, Assistant Director of Engineering Michael Pattillo, Economic Development Manager Shaun Culligan, City Planner Terry Curry, Fire Chief Kris Kennedy, Golf Manager Mike Barber, Library Director Tammy Henry, Municipal Court Clerk Ruby White, Parks and Recreation Director Todd Hughes, Human Resource Generalist Eliza Phillips, Police Chief George Staudinger, and Utilities Director Charles Woody.

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

Mayor Lowe led the invocation.

Mayor Lowe stated that Mr. Keith Hoard will reschedule his request to address City Council.

Mayor Lowe called upon Terry Curry, City Planner, to discuss the actions taken by the Planning Commission at their August 22, 2023 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 September 6, 2023 at 9:00 a.m. at the Public Safety Building. This meeting will be held on a Wednesday morning due to the Labor Day Holiday.
2. Informed Council that the third District Congressional Luncheon will be held on September 7, 2023 11:30 CST.
3. Advised Council that the Planning Commission will meet on Tuesday, September 12, 2023 at 5:15 p.m.
4. Informed Council of the United Way Kick-Off Luncheon to be held on Tuesday, September 12, 2023 at 11:00 a.m. at the Columbus Convention and Trade Center.
5. Advised Council of a regular scheduled Work Session to be held on Monday, September 18, 2023 at 3:00 p.m. at the Public Safety Building.
6. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, September 19, 2023 at 6:00 p.m. at the 5th Street South Youth Center.
7. Advised Council that the Planning Commission will meet on Tuesday, September 26, 2023 at 5:15 p.m.
8. Advised Council of a regular scheduled Work Session to be held on Monday, October 2, 2023 at 3:00 p.m. at the Public Safety Building.
9. Advised Council of a regular scheduled Council Meeting to be held on October 3, 2023 at 9:00 a.m. at the Public Safety Building.
10. Informed Council that the City Offices will be closed on Monday, October 9, 2023 for the Columbus Day Holiday.

11. Advised Council that the Planning Commission will meet on Tuesday, October 10, 2023 at 5:15 p.m.
12. Advised Council of a regular scheduled Work Session to be held on Monday, October 16, 2023 at 3:00 p.m. at the Public Safety Building.
13. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, October 17, 2023 at 9:00 a.m. at the Public Safety Building.
14. Advised Council that the Planning Commission will meet on Tuesday, October 24, 2023 at 5:15 p.m.
15. Reviewed upcoming board appointments.

Councilmember Carter inquired about the break in the concrete on South Railroad Street and if the PubWorks Department had determined why it continues to happen. City Manager Wallace Hunter stated that he had a crew investigate but he did not have a status update at this time.

Councilmember Bailey inquired if there were any updates to the previous discussion regarding the passing lanes at St. Andrews on Summerville Road. City Manager Wallace Hunter stated that they have a remedy to the issue and that it would be implemented soon. Assistant Director of Engineering Michael Pattillo stated that they will be placing baller blockers to prevent vehicles from using that lane to ensure that drivers have to make the turn and not continue to go straight through. Mr. Pattillo stated that the order has been placed but that it may take up to two weeks to receive them.

Councilmember Bailey inquired about the status of bringing in a contract maintenance company to complete the landscape maintenance on Broad Street. Parks and Recreation Director Todd Hughes stated that he has called and left messages with several vendors but has not heard back from them at this time. Councilmember Bailey stated that he realizes that the City staff is overloaded with work due to the shortages in staff and thanked them for doing an excellent job. Mr. Hughes also stated that they do have a vendor that will be working on their master gardener certifications and may be able to address the issues this weekend.

Councilmember Bailey stated that he has had several citizens call him and state that they really appreciate the City's crew for working so hard and doing a great job to keep the grass cut around the graves in the City owned cemeteries.

Councilmember Bailey inquired about the utility cuts throughout the City and whether there are any plans to have them fixed at least on the main roads and more specifically on 4th Avenue. Assistant Director of Engineering Michael Pattillo stated that they have the locations on the list but with the shortage of workers it is taking much longer than normal to get those all fixed. City Manager Wallace Hunter stated that it takes a combination of work to completely fix a patch. Mr. Hunter also stated that he asked for a list of leaks that needed repair so that they can bring in enough workers to take on the work to fix the leaks first and then they can proceed to resurfacing them. Councilmember Gordy stated that a cone is placed at the hole to help prevent anyone from driving over it. Mr. Hunter stated that the cones are in place to protect vehicles but that drivers will sometimes hit the cone and knock it out of the way.

Councilmember Bailey inquired about a company that the City used to go around and grade the streets and if they were provided a list of the most traveled roads. Councilmember Bailey stated that on Stoney Brook Drive, the sides of the road are deteriorating so bad that it is causing dangerous conditions for drivers. City Manager Wallace Hunter stated that they are aware

of the conditions on the road and that for the 2024 budget, they have planned for these issues to be addressed.

Councilmember Day inquired whether the roads are being considered for fixing where the grass is growing up between the cracked concrete and has standing water on the streets. City Manager Wallace Hunter stated that they are on the list because those types of issues are more costly to fix.

Councilmember Day stated that the City's condemned property report for January 2023 to July 2023 only had four condemned properties on the list but in August there are 13 condemned properties. Building Official Ray Rogers stated that the number was higher in August due to the Block Grant that the Building Department has acquired to cover those costs.

Councilmember Day inquired about the date the work would start on the Old Seale Road Bridge. Assistant Director of Engineering Michael Pattillo stated that the work started that day, August 6, 2023.

Councilmember Day inquired on the status of the new Fire Training Facility. Chief Kristen Kennedy stated that the work should be completed by the end of October 2023. Councilmember Day inquired if the training center would be able to train firefighters in different areas. Chief Kennedy stated that the center would be able to bring in trainees from around the area to be trained which would be paid to the City from the Fire College.

Councilmember Day inquired about the City's addition to the Cemetery. City Manager Wallace Hunter stated that it has been completed and is currently being used.

Councilmember Day inquired about the new addition to the land fill. Building Official Ray Rogers stated that they have received the new compactor and that he has all of the costs lined up for the project work and it should be on the next council agenda.

Mayor Lowe went over the agenda items.

City Attorney Jimmy Graham reviewed the claims with Council.

City Manager Wallace Hunter stated that many citizens have asked questions around retail development within the City. Mr. Hunter stated that in order to help educate the citizens on how the city develops plans to attract retail developers, he asked the City's Economic Development Manager to prepare a presentation. Economic Development Manager Shaun Culligan reviewed an Economic Development presentation for retail development with Council.

RETAIL – PAST, PRESENT AND FUTURE

Mayor Lowe stated that there being nothing further to discuss, the meeting adjourned until 3:00 p.m., Tuesday, September 18, 2023.