

**WORK SESSION MEETING MINUTES**  
**March 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, March 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: Deputy Building Official Ricky Carlson, Economic Development Manager Shaun Culligan, City Engineer Angel Moore, Graduate Civil Engineer Christopher Casey, Finance Director Labrita King Copeland, Fire Chief Kristen Kennedy, Golf Manager Mike Barber, Human Resources Director Stephanie Chastain, Library Director Tammy Henry, Parks and Recreation Director Todd Hughes, Police Captain Joseph Weierick, Public Safety Director Ray Smith, and Graduate Engineer John Spraggins.

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

Mayor Lowe led the invocation.

Mayor Lowe advised there were no Requests to Address Council.

Mayor Lowe called upon Angel Moore, City Engineer, to discuss the actions taken by the Planning Commission at their February 27, 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, March 5, 2024 at 9:00 a.m. at the Public Safety Building.
2. Advised Council that the Planning Commission will meet on Tuesday, March 12, 2024 at 5:15 p.m.
3. Informed Council that CVCC Chattahoochee Valley Community College will hold a Hall of Fame to be held on Tuesday, March 12, 2024 at 6:00 p.m.
4. Informed Council that the East Alabama Chamber of Commerce will hold the Breakfast and Business on Wednesday, March 13, 2024 at 7:00 a.m.
5. Informed Council that the Mayor's Unity Prayer Breakfast will be held on March 14, 2024 at 7:00 a.m.
6. Advised Council that the Phenix City Russell County Library Board will meet on Thursday, March 14, 2024 at 5:30 p.m.
7. Informed Council that Parks and Recreation Department will hold the St. Patrick's Day Celebration on Thursday, March 14, 2024 at 6:00 p.m. at the Martin Idle Hour Park Community Center.
8. Advised Council of a regular scheduled Work Session to be held on Monday, March 18, 2024 at 3:00 p.m. at the Public Safety Building.
9. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, March 19, 2024 at 6:00 p.m. at the Martin Idle Hour Park Community Center.
10. Advised Council that the Board of Zoning Adjustment & Appeals Meeting will be held on Thursday, March 21, 2024 at 5:30 p.m.

11. Informed Council that the Columbus Mayor's Mask Ball will be held on Saturday, March 23, 2024 at 6:00 p.m.
12. Advised Council that the Planning Commission will meet on Tuesday, March 26, 2024 at 5:15 p.m.
13. Informed Council that the East Alabama Chamber of Commerce will hold an After Hours on Tuesday, March 26, 2024 at 5:00 p.m.
14. Informed Council that Parks and Recreation Department will hold the Easter Egg Hunt on Thursday, March 28, 2024 at 6:00 p.m.
15. Advised Council of a regular scheduled Work Session to be held on Monday, April 1, 2024 at 3:00 p.m. at the Public Safety Building.
16. Advised Council of a regular scheduled Council Meeting to be held on Tuesday, April 2, 2024 at 9:00 a.m. at the Public Safety Building.
17. Advised Council that the Planning Commission will meet on Tuesday, April 9, 2024 at 5:15 p.m.
18. Informed Council that the East Alabama Chamber of Commerce will hold the Breakfast and Business on Wednesday, April 10, 2024 at 7:00 a.m.
19. Advised Council of a regular scheduled Work Session to be held on Monday, April 15, 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, April 16, 2024 at 9:00 a.m. at the Public Safety Building.
21. Advised Council that the Downtown Redevelopment Authority will meet on Thursday, April 18, 2024 3:00 p.m.
22. Advised Council that the Board of Zoning Adjustments and Appeals Meeting will be held on Thursday, April 18, 2024 at 5:30 p.m.
23. Advised Council that the Planning Commission will meet on Tuesday, April 23, 2024 at 5:15 p.m.
24. Informed Council that the East Alabama Chamber of Commerce will hold an After Hours on Tuesday, April 23, 2024 at 5:00 p.m.
25. Informed Council that there were no Upcoming Board Appointments for review.

Councilmember Carter stated that the Black History Celebration that was held at the Central Activities Center on February 22, 2024 was a great success. Councilmember Carter also stated that she has received many positive compliments from Citizens regarding the event. Councilmember Carter further stated that the Citizens she spoke with stated that they appreciate the City for acknowledging Black History Month. Councilmember Carter thanked the Parks and Recreation Team for all of their hard work to ensure the event was successful.

Councilmember Carter stated that with it being tax season, there seems to be an increased amount of dumping going on throughout the City and she asked that everyone be more vigilant in watching for these issues. Councilmember Carter also stated that she has already received some calls from Citizens on the dumping issues.

Councilmember Carter inquired about the Dementia Training that the Police Department participated in. Police Captain Joseph Weierick provided an overview of the type of training and the benefits to the officer once completed. Councilmember Carter stated with the mental health issues on the rise, it was good to know that the Police Department is providing the necessary training for the officers to be prepared.

Councilmember Carter inquired about the bridge located by the old Cobb Hospital that was flooded with all of the recent rain. City Engineer Angel Moore stated that they are in the planning stages to determine what may need to be completed. Graduate Engineer John

Spraggins provided additional information on the causes of the bridge damage and stated that the Engineering Department had submitted a resolution for the work.

Councilmember Bailey inquired about the Fire Departments new training facility and the status of its completion. Fire Chief Kristen Kennedy stated that it has not been completed due to issues with the roof installation. Chief Kennedy also stated that the Construction Company has asked the Fire Department to work with the company that provided the shingles. Councilmember Bailey inquired as to why the Construction Company is not reaching out directly to the company that provided the shingles. Chief Kennedy stated that they should not have to be the ones to reach out when the Fire Department did not install the shingles and that the Construction Company is asking the City to pay for the reinstallation and that the City is not liable for that cost. Chief Kennedy also stated that the roof is the major issue at this time. Councilmember Bailey stated that this is a new building and that the builders should have built it correctly in the first place and that the issues should have been adjusted during the build and not considered a repair. Mayor Lowe stated that the Fire Department needs to keep the Construction Company accountable. Councilmember Bailey stated that Chief Kennedy knows what is right and is confident she will take care of the problems.

Councilmember Bailey inquired about the recycle bins located around the City and whether the City has a contract with a company to maintain them. City Engineer Angel Moore stated the City's Public Works Department is responsible for picking up the recycle in those bins. Ms. Moore also stated that the department is needing additional CDL drivers and that is the cause for the delay in consistently maintaining the recycle bins.

Councilmember Bailey stated that there is a large amount of trash behind the Family Dollar building on 14<sup>th</sup> Street. Councilmember Bailey also stated that he appreciates the Family Dollar business in the City but that no one should have that much trash built up at their establishment. City Manager Wallace Hunter asked Deputy Building Official Ricky Carlson if they have been out there and Mr. Carlson stated that they have had to visit them numerous times. Mayor Lowe inquired as to the results of the visits. Mr. Hunter stated that the business has stated that lack of employees is one of the main reasons and that they cannot keep it cleaned up consistently. Mr. Hunter stated that they may need to be ticketed to ensure that they keep it cleaned up in a timely manner. Mr. Carlson stated that the business stated that a large issue they have is with people going through the trash and making a mess. Councilmember Bailey stated that the business needs to build something to keep the trash enclosed until it is picked up to help prevent people from scattering. Councilmember Carter inquired if the Dollar General and the gas station business next to them are owned by the same person. Councilmember Bailey stated that the gas station is owned by another individual.

Councilmember Bailey inquired about the new subdivision project on Summerville Road and that it looks as though they have stopped the development. City Engineer Angel Moore stated that the Bowden Contractor that is building out the subdivision is very slow in picking back up on the work. Ms. Moore also stated that they will continue to watch for them to pick back up and then proceed with inspection of the ongoing work. Ms. Moore further stated that the contractors do not provide the Engineering Department with updates on delayed work.

Councilmember Day inquired about trash that was dumped in Sumbry Park and if the City has cameras at the park. Parks and Recreation Director Todd Hughes stated that there were cameras however, they have been stolen. Councilmember Day inquired as to what steps can the City take to slow down the issues. Mr. Hughes provided an overview of the steps they have been doing with security and the Police Department to try and minimize the theft and dumping.

Councilmember Day inquired about dumped tires located throughout the City. City Engineer Angel Moore stated that if the tires are on the right-of-way, they pick them up and try to investigate the responsible people that are dumping them. Ms. Moore also stated that if the tires are on private property, the owners are responsible for the disposing of the tires. Councilmember Day stated that some of the tires he is referring to are stacked next to the garbage cans. Ms. Moore stated that Public Works has a truck that goes out once a week to pick up these items.

Councilmember Day inquired about the Daechang Seat Company on Downing Drive and if they have hired the amount of people that they originally said that they would hire after a certain amount of time. Economic Development Manager Shaun Culligan stated that the company had three years to meet the requirement of 300 people and that some of the employees moved to the new location from the previous building and they are part of those new hire numbers. Mr. Culligan stated that the company should be in full operation.

Councilmember Day inquired about a status update on the new businesses being built at Crosswinds on Highway 431 South. Economic Development Manager Shaun Culligan stated that currently he does not have the opening date for the new convenience store. Mr. Culligan also stated that the most recent update is that the space next to the new Wendy's will be the Happy Hour Cigar & Liquor Store and that they are still working to fill the remaining spaces.

Councilmember Day inquired about the hiring status of Sierra Pacific Windows Company. Economic Development Manager Shaun Culligan stated that the company has planned to be operational by August 2024 if all goes according to plan.

Councilmember Day inquired about the funds in the amount of \$19,000 for the Phenix City Russell County Library received from the State of Alabama and what it was projected to be used towards. Library Director Tammy Henry stated that the funds go back into the Library Budget and are used for programs, computers and various other items. Ms. Henry also stated that these funds from the State are received quarterly.

Councilmember Day inquired about the Old Seale Road Bridge Project. City Engineer Angel Moore stated that the contractors need to install the guardrails and are working on the sidewalks. Ms. Moore stated that potentially by the end of April with weather permitting and nothing else coming up.

Mayor Lowe went over the agenda items.

City Attorney Jimmy Graham reviewed agenda claims with Council.

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 4:17 p.m.

Council came out of Executive Session at 5:02 p.m.

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