

WORK SESSION MEETING MINUTES

February 2, 2026

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, February 2, 2026, 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 Carter 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 Clerk's Office Manager Tonya Williams, and City Attorney James McKoon. City Attorney James Graham and City Clerk Shannon Davis were not present. Department Heads in attendance: Chief Building Official Ray Rogers, Economic Development Manager Shaun Culligan, Finance Director Labrita King-Copeland, Fire Chief Kris Kennedy, Golf Manager Mike Barber, Human Resources Director Stephanie Chastain, IT Director Mike Bauer, Library Director Tammy Henry, Municipal Court Clerk Ruby White, Police Chief Joseph Weierick and Director of Utilities John Spraggins. City Professionals in attendance: Licensed Engineer Chris Casey and Parks and Recreation Assistant Director Kristi Goggans.

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

Mayor Lowe led the invocation.

Mayor Lowe called upon Ronald Fillmore to address Council as listed on the agenda. Mr. Fillmore thanked Council for allowing him the opportunity to address Council. Mr. Fillmore provided an overview of his utility bill concerns. Mr. Fillmore stated that it was to his understanding that there was no verbiage in the ordinance in place to allow the Utility Department to waive late fees and he was addressing Council to see if this can be changed. Councilmember Day inquired as to a grace period for the utility bills and Director of Utilities John Spraggins stated that customers do get a grace period of 21 days and after that a five-day period before it goes into disconnect status. City Manager Wallace Hunter stated that as for Ordinances, the City Department creates an Ordinance and then it is voted on by City Council and that pertains to every City Law (Ordinance) that the City has in place, City Council has to vote on it. Mayor Lowe stated that the Council does not get involved in the day-to-day operations of the City but that they do have to vote on all Ordinances brought to them by the City. Mr. Fillmore stated that he has never been late paying his bill and wanted to know why there was no exception for a first-time situation. Mr. Hunter stated that an exception has been considered before and that is why the 21 days and additional five days was written into the Ordinance, to allow the customer more time to pay. Mayor Lowe stated that the City has been consistent in following the Ordinances for all customers. Mr. Hunter asked Mr. Spraggins to verify the situation with Mr. Fillmore's bill. Mayor Lowe thanked Mr. Fillmore for bringing his concerns to Council.

Mayor Lowe stated that the Planning Commission Meeting for January 27, 2026 was cancelled due to no agenda items.

Mayor Lowe called upon City Clerk Office Manager Tonya Williams who discussed the following with Mayor and Council:

1. Advised Council of a scheduled Council Meeting to be held on Tuesday, February 3, 2026 at 9:00 a.m. at the Public Safety Building.
2. Advised Council that the State of City Address will be held on Thursday, February 5, 2026 at 6:00 p.m.
3. Advised Council that the Housing Abatement Board Meeting will be held on February 6, 2026 at 9:00 a.m.
4. Informed Council that the Parks and Recreation Department will host their Mother- Son Ball on Friday, February 6, 2026 from 6:00 p.m.- 9:00 p.m. at the Martin Idle Hour Park Community Center.

5. Informed Council that the Parks and Recreation Department will host their Father-Daughter Ball on Saturday, February 7, 2026 from 6:00 p.m.- 9:00 p.m. at the Martin Idle Hour Park Community Center.
6. Advised Council that the Planning Commission will meet on Tuesday, February 10, 2026 at 5:15 p.m.
7. Informed Council that City Offices will be closed on Monday, February 16, 2025 in observance of President's Day Holiday.
8. Advised Council of a regular scheduled Work Session to be held on Tuesday, February 17, 2026 at 3:00 p.m. This meeting will be held on Tuesday due to the President's Day Holiday.
9. Advised Council of a scheduled Council Meeting to be held on Wednesday, February 18, 2026 at 9:00 a.m. at the Public Safety Building. This meeting will be held on Wednesday due to the President's Day Holiday.
10. Advised Council that the Board of Zoning Adjustments and Appeals will meet on Thursday, February 19, 2026 at 5:30 p.m.
11. Informed Council that the Elected Officials Luncheon will be held on Monday, February 23, 2026 at 11:30 a.m. at the Martin Idle Hour Park Community Center.
12. Advised Council that the Planning Commission will meet on Tuesday, February 24, 2026 at 5:15 p.m.
13. Advised Council that the Alabama League of Municipalities CMO Regional Training will be Wednesday, February 26, 2026 in Montgomery Alabama.
14. Advised Council of a regular scheduled Work Session to be held on Monday, March 2, 2026 at 3:00 p.m.
15. Advised Council of a scheduled Council Meeting to be held on Tuesday, March 3, 2026 at 9:00 a.m. at the Public Safety Building.
16. Advised Council that the Planning Commission will meet on Tuesday, March 10, 2026 at 5:15 p.m.
17. Advised Council that the National League of Cities Congressional City Conference will be held March 16-18, 2026 in Washington DC.
18. Advised Council of a regular scheduled Work Session to be held on Monday, March 16, 2026 at 3:00 p.m.
19. Advised Council of a scheduled Council Meeting to be held on Tuesday, March 17, 2026 at 6:00 p.m. at the Martin Idle Hour Park Community Center.
20. The Board of Zoning Adjustments and Appeals will meet on Thursday, March 19, 2026 at 5:30 p.m.
21. Advised Council that the Planning Commission will meet on Tuesday, March 24, 2026 at 5:15 p.m.
22. Informed Council that there we no upcoming Board Appointments.

Councilmember Green inquired as to a status update on the South Railroad Street Project. Director of Utilities John Spraggins provided an overview of the work that needs to be performed and stated that they had several delays due to weather and issues with concrete that had delayed the completion. Mr. Spraggins stated that they have had temporary service setup for customers. Councilmember Green stated that since there have been several projects on South Railroad Street, are there any plans to have the street resurfaced. Mr. Spraggins stated that he has to work with the Engineering Department on the requirements and recommendations.

Councilmember Green stated that Citizens have requested that she thank the City for the clean-up on 13th Avenue and that it looks good. Councilmember Green inquired as to any new development in the area. City Manager Wallace Hunter stated that there is no new development that the City was aware of at this time. Economic Development Manager Shaun Culligan stated that he would check in to any potential developments.

Councilmember Bailey inquired in regards to upgrades to the doors at the Municipal Building. City Manager Wallace Hunter stated that they are in the process of changing all of the doors in the Municipal Building and will be adding the new security technology and that once all of the doors have been replaced, the new system can be installed.

Councilmember Bailey stated that the national news had reported that nationwide, the Firefighters have become ill due to the uniforms and equipment and he was concerned about the City's Fire Department's safety. Fire Chief Kris Kennedy stated that unfortunately the nature of their job, they can be exposed to harmful things. Chief Kennedy also stated that they have safety measures in place when purchasing gear and equipment to

ensure the best quality items are used. Chief Kennedy further stated that they have strict procedures to follow once the firefighter returns from a fire that they follow to ensure safety.

Councilmember Bailey inquired about the contaminated dirt that was found at Moon Lake. Licensed Engineer Chris Casey provided an update on the process to locate and remove the contaminated dirt. Mr. Casey stated that as the contractors are working, they have been digging up numerous old foundation remains and debris.

Councilmember Florence inquired about the status of the Entertainment District. Economic Development Manager Shaun Culligan stated that they have met with the design team and have suggested updates on the high-level design. Mr. Culligan also stated that it should be a couple of months away from being able to present the design. Mr. Culligan further stated that after that they will be able to begin the planning of the construction plans. Mr. Culligan stated that the project is progressing and that is positive.

Councilmember Florence inquired about the Seed Project for the Industrial Site. Economic Development Manager Shaun Culligan provided an overview of the background for the States request for additional industrial sites throughout Alabama. Mr. Culligan provided an overview of the site evaluations and one of the options is the Seed Fund which is also the option the City would like to pursue and once that is approved, they should be able to move forward.

Councilmember Day inquired about the status of any development on Crosswinds Drive. Economic Development Manager Shaun Culligan stated that they are making progress and that they are working with the property owners because the City does not own all of the property. Mr. Culligan also stated that they should see more progress in the next 30 days.

Councilmember Day inquired about the ongoing work at Crowell Park. Licensed Engineer Chris Casey stated that they are continuing to check the drainage in the area to ensure that there is no blockage. Mr. Casey also stated that the Russell Council of Governments are assisting them with the grant processes and they are reviewing other areas to request funding assistance for the surveying. Mr. Casey further stated that when the forecast calls for significant rain, they will go to the area prior to and ensure everything is clear to assist in any possible drainage issues that may occur with heavy rainfall.

Councilmember Day stated that he received complaints from Citizens about trash and debris in front of Renfroe's Market. Licensed Engineer Chris Casey stated that they would look into the issue.

Councilmember Day stated that he received a call regarding a water leak on Lincoln Drive and that there was a cone at the location but it was removed and the caller stated that it had been going on for nine months. Director of Utilities John Spraggins stated that they have investigated a pot hole and potential sink hole and that they would schedule someone to go out and review.

Councilmember Day inquired about an unleveled road on 27th Avenue. Director of Utilities John Spraggins stated that they would investigate the issue.

Councilmember Green stated that a Citizen inquired with her regarding a possible diseased tree with roots showing. City Manager Wallace Hunter requested that she provide the exact address and that they would look into the issue and contact the property owners if it is not on City property.

Mayor Lowe went over the agenda items.

Councilmember Green moved to go into Executive Session to discuss Potential Litigation for 30 minutes, from which the meeting would adjourn. Councilmember Day seconded said motion. All were in favor.

Council went into Executive Session at 4:15 p.m.

Council came out of Executive Session at 4:34 p.m.

Mayor Lowe stated that there being no further business to address, the meeting thus adjourned until February 17, 2026.