

The regular called Meeting of the Northport City Council convened at **5:30 p.m.** on **Monday, May 15, 2023**, at Northport City Hall, located at 3500 McFarland Blvd, Northport, AL, 35476, in the Council Chambers. The invocation was offered by Mayor Hinton and President Hogg led the assembly in the Pledge of Allegiance. Upon roll call, the following were found to be present: President Hogg, Pro Tem Bobo, Councilman Washington, Councilman Wiggins, and Councilwoman Dykes. Also present at tonight's meeting, Mayor Hinton, and City Administrator Webb.

Mayor Hinton presented Ms. Brooke Starnes and Mr. Kevin Turner a proclamation in recognition of National Public Works Week.

Mayor Hinton presented Ms. Tori Madison a proclamation of recognition for representing the City of Northport and the State of Alabama in Washington D.C. to spread awareness of juvenile diabetes.

Mayor Hinton presented Northport Fire EMTs a proclamation in recognition of Emergency Medical Services Week.

Motion by President Hogg, **Second** by Pro Tem Bobo **to approve the agenda for the May 15, 2023, Council meeting, moving the Public Hearing items to be addressed directly after the Visitors to Address Council section. After voting on the Public Hearing items, the agenda will resume normal order.** Roll call was as follows: President Hogg, Yes; Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; and Councilwoman Dykes, Yes. **Motion Carried Unanimously.**

VISITORS TO ADDRESS COUNCIL

Mr. Richard Daniels, 5605 Carriage Circle, HOA President of **Shirley Farms**, addressed Mayor and Council representing Shirley Farms. Mr. Daniels was present at tonight's meeting and addressing Mayor and Council to voice the concerns regarding the buildout of the proposed water park. Mr. Daniels stated he and his neighbors have concerns of traffic flow and want to know how the City is preparing for that. There were also concerns of how property values would be impacted. Mr. Daniels requested that Council reconsider the location of the proposed water park.

President Hogg called for City Engineer Tera Tubbs to address some of the concerns. Ms. Tubbs relayed information stating the water park does not have an entrance on Harper Road. The City of Northport has been working with ALDOT and ALDOT will require a permit to allow an access on a state highway. The City is required to do a detailed traffic study of the impact the water park will have; Council voted on and contracted with Sain and Associates for this traffic study. The City has received preliminary results back on this study but will not be able to finalize the report until it is known where the footprint and the parking lot of the water park will be located. The City is currently working on that now with their engineers. According to ALDOT , only one entrance will be allowed onto Hwy 82.

President Hogg have a short Powerpoint presentation to address and ease other concerns mentioned by Mr. Daniels.

***Move to Public Hearing Section of Agenda, Section 11.**

UNFINISHED BUSINESS

Motion by Councilman Washington, **Second** by Councilman Wiggins to adopt Ordinance 2187 amending Chapter 70, Article VII, Section 70-357 of the Northport Code pertaining to Wrecker Rates and Charges with the additional amendments per Councilman Washington's verbal request:

- **Remove: Normal Service- Two axle vehicle 10,000 lbs. or less/ \$250.00 maximum**
- **Replace with: Normal Service- Two-axle (7,000 lbs. or less)....\$200.00**

Normal Service- Two-axle vehicle more than 7,000 lbs, less than 17,000lbs....\$250.00

- **Remove: After hours vehicle release \$125.00 maximum**
- **Replace with: After hours vehicle release...\$75.00**
- **Also to be noted: This after hours release fee will not be charged for immediate release of a towed vehicle, whether or not such release is after hours.**

Roll call was as follows: Councilman Washington, Yes; Councilman Wiggins, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

NEW BUSINESS

Motion by Councilman Washington, **Second** by Pro Tem Bobo to adopt Resolution 23-101 awarding the installation bid for the Filter and SCADA Improvements Project at the Water Treatment Plant, to the low bidder meeting specifications, as itemized in the attached bid tabulation and to authorize the City Administrator to execute the contract documents and requisitions for this project. Installation awarded to Mark Johnson, LLC in the amount of \$278,000. Roll call was as follows: Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, **Second** by Councilman Washington to adopt Resolution 23-102 authorizing the City Administrator to execute Change Order No. 2 with ST Bunn Construction Co., Inc. for the 2021 FY City-Wide Streets Resurfacing Project. Roll call was as follows: Councilman Wiggins, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Washington to adopt Resolution 23-103 authorizing the City Administrator to execute a Scope of Services Agreement with Duncan Coker-Associates, P.C. for the Public Works Building Renovation Project. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, **Second** by Councilman Washington to adopt Resolution 23-104 authorizing the City Administrator to enter into a Master

Service Agreement with New Horizon Communications and to approve any requisitions related to this agreement. Roll call was as follows: Councilman Wiggins, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Councilman Washington, **Second** by Pro Tem Bobo **to adopt Resolution 23-105 authorizing the Engineering Department to apply for the TAP Grant, and if funded, the City's match will be \$200,000.** Roll call was as follows: Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, **Second** by Councilman Washington **to adopt Resolution 23-106 declaring certain vehicles as surplus and authorizing their disposal. These items are two Harley Davidson Motorcycles from the Police Department.** Roll call was as follows: Councilman Wiggins, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Washington **to adopt Resolution 23-107 adopting the Annual Municipal Water Pollution Prevention Report.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Washington **to adopt Resolution 23-108 authorizing water service outside of the city limits to be provided to Mrs. Bonnie Corbett for property located at 15000 Bethabara Road, pursuant to the conditions in the resolution.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Wiggins **to adopt Resolution 23-109 awarding the contract to Price Civil Services, Inc. for the Rice Mine Road Storm Drainage Improvements.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Wiggins, Yes; Councilman Washington, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Washington **to adopt Resolution 23-110 authorizing the City Administrator to take all actions, execute all documents, and approve all expenditures required for the implementation of this resolution for the relocation of the Umbria Schoolhouse and for this to become effective immediately. The Umbria Schoolhouse will be moved to Main Avenue behind Shirley House, 501 Main Avenue.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Councilman Washington, **Second** by Pro Tem Bobo **to adopt Resolution 23-111 appointing members to Committees of Council and Planning Commission. This resolution accepts the resignation of Councilwoman Dykes from her Council Committees and Planning Commission. This resolution also appoints Councilman Karl Wiggins as the Council representative on the**

Planning Commission. Roll call was as follows: Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Abstained, and President Hogg, Yes. **Motion Carried.**

Motion by Councilman Wiggins, **Second** by Councilman Washington **to adopt Resolution 23-112 authorizing the City Administrator to take all actions, execute all documents, and approve all expenditures required in order to repair Tuscoba Loop and meet the emergency, including taking at least three bids for repairs without public advertisement.** Roll call was as follows: Councilman Wiggins, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Councilman Washington, **Second** by Councilman Wiggins **to approve the Consent Agenda for the May 15th, 2023, Council Meeting as printed:**

CONSENT AGENDA

1. Minutes, May 1, 2023, Regular Meeting- Ms. Webb
2. Bill Listing- Ms. Webb
3. PO Requisition, Meal Reimbursement, Tammi Rundles, \$38.48- Mr. Murphy
4. PO Requisition, Citizenserve, Annual Billing- Mr. McGee
5. PO Requisition, Meal and Travel Reimbursement, Allen Clark, \$124.15- Chief Burton
6. PO Requisition, Masonry Work at the Shirley House & Northport Community Park, \$14,450.00- Ms. Starnes
7. PO Requisition, M.T. Kirkpatrick House Movers, \$12,850.00- Ms. Starnes
8. PO Requisition, Planta Greenhouses, \$6,080.00- Ms. Starnes
9. PO Requisition, Busch Systems, \$9,424.54- Ms. Starnes
10. PO Requisition, Meal Reimbursement, Chief Burton, \$21.48- Chief Burton

Roll call was as follows: Councilman Washington, Yes; Councilman Wiggins, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

PUBLIC HEARINGS

There were no Public Hearing items on the agenda for the Engineering Department.

There were no Public Hearing items on the agenda for the Legal Department.

There were three items for Public Hearing on the agenda for the Planning & Inspection Department:

President Hogg opened the floor for a Public Hearing for agenda item 11c1, Rezoning of approximately 150 acres located east of Rose Blvd.

1. **Mr. Kirk Patterson**, 5300 Tera Avenue, Northport, AL, spoke in opposition of the Rezoning. Mr. Patterson started a petition in opposition of the proposed rezoning. Mr. Patterson has gained 59 signatures and believes he can obtain more. Mr. Patterson stated the terrain is bad and it is a shoddy piece of property. Mr. Patterson pleaded to Mayor and Council to please reconsider this rezoning. Mr. Patterson stated he is certain the Council and citizens can come to a fair resolution, and he implored that Mayor and Council just do the right thing.
2. **Ms. Doris Marriott**, 5250 Tara Avenue, Northport, AL spoke in opposition of agenda item 11c1, rezoning of property on Rose Blvd. Ms. Marriott does not want people visiting an adventure park encroaching that close to her property. She questioned why Northport could not have more dine-in restaurants that families could enjoy. She stated a concern regarding the amount of money it would take to maintain areas such as the water park, adventure park, etc. She applauded the City on the strides it has taken to reach a high financial rating. Ms. Marriott's main concern is her property value decreasing. She thanked Mayor and Council for letting her speak.
3. **Mr. Bob Harris**, 906 Greenbriar Blvd. Northport, AL spoke in opposition of the proposed rezoning. He requested that before Council make a final decision on this particular matter they spend time at the Riverside Junior High School running track. Mr. Harris stated he is a bus driver and he has a daily view of the types of activities that take place on a track and what it brings, some of the activities it brings do not follow guidelines. Mr. Harris does not believe this is the type of thing one would want to bring into a nice neighborhood.
4. **Mr. Jack Webb**, 5230 Tara Avenue, Northport, AL spoke in opposition of this agenda item. Mr. Webb has owned his property since before Rose Blvd was built. Mr. Webb's biggest objection with the proposed published plans ,regarding the trails, is the location of the parking lot. The proposed plan includes a parking lot coming in off Rose Blvd and going off into the woods. The trail leaves from there, the parking lot is in the woods. The trail goes through his backyard and others' backyards. He questioned why the trail could not start closer to the E911 center. He stated the E911 area is well lit and would serve the purpose of a bike trail and walking trail better.
5. **Ms. Linda Davis**, 7001 52nd Street, Northport, AL spoke in opposition of the proposed rezoning east of Rose Blvd. Ms. Davis informed Mayor and Council her home is right at the entrance to Saratoga Estates, knowing a landmark works better visually than just an address. She has lived tat this address for over 30 years. Her property adjoined Waste Management Property. She stated she talked to Waste Management extensively about the interest of purchasing the property if the property were to ever be sold. Her property does not directly join the proposed rezoning property; it is very close. She feels this type of park should not be in this type of area. It does not belong this close to a residential neighborhood. Ms. Davis requested that Council please table this agenda item and take more time to consider.

6. **Mr. Ken Rainer**, 5310 Tara Avenue, stated that President Hogg's presentation did not truly show the reality of what these parks would do to property values. Mr. Rainer would like to see further research on the impact these parks have done to property values in other areas.

Pro Tem Bobo wanted to confirm the City intended to work on buffers for people's homes in regards to the zip lines. Ms. Tubbs assured Pro Tem Bobo that the Master Plan that has been adopted is by no means a final plan and changes can be made.

President Hogg closed the floor for a Public Hearing for agenda item 11c1, Rezoning of approximately 150 acres located east of Rose Blvd.

Motion by Councilman Washington, **Second** by Councilman Wiggins **to adopt Ordinance 2184 Rezoning of approximately 150 acres located east of Rose Blvd.** Roll call was as follows: Councilman Washington, Yes; Councilman Wiggins, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

President Hogg opened the floor for a Public Hearing for agenda item 11c2, Ordinance Ordering Demolition of an Unsafe Structure Located at 2706 Union Chapel Road.

Ms. Kay Holden, 3010 Natchez Landing Court, addressed Mayor and Council with her concerns on this particular property, 2706 Union Chapel Road. She stated this property has a long history of problems with the City and with Northwood Lake HOA. She stated this home has been empty since 2014. There have been issues with squatters in this home. There has been questionable prescriptions and other types of mail that Ms.

Holden has had to contact Chief Burton concerning. Ms. Holden said this is her 3rd home to bring forth to the Council since she has been president of the HOA. She also questioned if the City could look at changing or implementing something in code to help expedite the process of demolition. Could there be some measures implemented such as level of deterioration, amount of mold, etc? If there were measurements in place, instead of waiting until it is a \$15,000 issue, the City could possibly save money. Ms. Webb stated that since the City has a full time Code Enforcement Officer, Officer McVay, the City is seeing faster resolution to code issues.

President Hogg closed the floor for a Public Hearing for agenda item 11c2, Ordinance Ordering Demolition of an Unsafe Structure Located at 2706 Union Chapel Road.

Motion by Councilman Washington, **Second** by Pro Tem Bobo **to adopt Ordinance 2185 Ordering demolition of an unsafe structure located at 2706 Union Chapel Road extending a 90-day extension. If work is done within 90 days, this item does not need to come back before Council.** Roll call was as follows: Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

President Hogg opened the floor for a Public Hearing for agenda item 11c3, Annexing approximately 40 acres located south of 5th Street and west of Kentuck Park.

No visitors addressed Council pertaining to this agenda item.

President Hogg closed the floor for a Public Hearing for agenda item 11c3, Annexing approximately 40 acres located south of 5th Street and west of Kentuck Park.

Motion by Councilman Wiggins, **Second** by Councilman Washington **to adopt Ordinance 2186 annexing approximately 40 acres located south of 5th Street and west of Kentuck Park.** Roll call was as follows: Councilman Wiggins, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

There was one item for Public Hearing on the agenda for the Police Department, 11d1, ABC License for Superstop One Inc.

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President Hogg opened the floor for a Public Hearing for agenda item 11d1.

No visitors addressed Council regarding this item.

President Hogg closed the floor for a Public Hearing for agenda item 11d1.

Motion by Councilman Wiggins, **Second** by Councilman Washington **to approve the ABC License for Superstop One Inc.** Roll call was as follows: Councilman Wiggins, Yes; Councilman Washington, Yes; Pro Tem Bobo, Yes; Councilwoman Dykes, Yes; and President Hogg, Yes. **Motion Carried Unanimously.**

***Move back to normal order of agenda, Unfinished Business**

MAYOR AND COUNCIL MEMBER'S BUSINESS

Mayor Hinton, Mayor Hinton invited everyone to the Memorial Day Program which will take place at Northport City Hall on Monday, May 29th, 2023, at 10:30 a.m. This will be a time to honor all those who have given their lives for our freedom.

Pro Tem Bobo, District 1- Councilwoman Bobo encouraged all citizens to come out to Groove & Grub at Riverside Track on Thursday, May 18th, 2023, at 5:30 p.m.

Councilman Washington, District 2- Councilman Washington announced the Boys & Girls Club Summer Reading Program will start June 1.

Councilman Wiggins, District 3- Councilman Wiggins echoed had no official business to discuss for District 3.

Councilwoman Dykes, District 4- Councilwoman Dykes had no official business to discuss for District 4.

President Hogg, District 5- President Hogg had no official business to discuss for District 5.

Motion by President Hogg, **Second** by Councilman Wiggins **to adjourn the meeting into Executive Session to discuss Economic Development. The session should take no longer than forty-five minutes (45 minutes). It is anticipated that the Council will not take action after the Executive Session is concluded. Staff does not need to stay.** Roll call was as follows: President Hogg, Yes; Councilman Wiggins, Yes; Pro Tem Bobo, Yes; Councilman Washington, Yes; and Councilwoman Dykes, Yes. **Motion Carried Unanimously.**

Council adjourned into Executive Session at 6:57 p.m.

Councilwoman Dykes did not attend Executive Session.

Council reconvened into Regular Council Meeting at 8:14 p.m. with no action needing to be taken.

Motion by President Hogg, **Second** by Councilman Wiggins **to adjourn the meeting.**

Roll call vote was as follows: President Hogg, Yes; Councilman Wiggins, Yes; Pro Tem Bobo, Yes; and Councilman Washington, Yes. **Motion Carried Unanimously.**

There being no further business to come before the Council, the meeting was adjourned at 8:14 p.m.