The regular called Meeting of the Northport City Council convened at **5:30 p.m.** on **Monday, February 19, 2024** 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: Pro Tem Bobo, Councilman Washington, and Councilman Wiggins, President Hogg, and Councilwoman Dykes. Also present at tonight's meeting, Mayor Hinton and City Administrator Webb.

PRESENTATIONS

Mayor Hinton presented two proclamations. The Tuscaloosa County High School cheerleading squad was present to receive a proclamation recognizing them for placing in the National High School Championship. Representatives from the Alabama Department of Child Abuse and Neglect Prevention's Parent Advisory Council were also presented with a proclamation recognizing February as National Parent Leadership Month.

APPROVAL OF AGENDA

Motion by Councilman Wiggins, **Second** by Councilman Washington to **approve the agenda for the February 19, 2024, Council Agenda as printed.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

VISITORS TO ADDRESS COUNCIL

1. Tiffany McCall, 3702 30th Street, addressed council concerning traffic laws on the one-way road that she lives on. She requests additional patrol especially during the hours of 4:00 pm and 6:00 pm, Monday through Friday.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Motion by Councilwoman Dykes, **Second** by Councilman Washington to adopt the **Resolution 24-31 Authorizing Water Service Outside of City Limits for Property Located at 13910 Lowery Drive belonging to Ms. Brandy Fletcher. Pursuant to resolution, when available to do so, the property can be annexed into the city, it will be. If the property is not annexed, the City retains the right to terminate water services at that point.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes.
Motion Carried Unanimously.

Motion by Councilman Wiggins, **Second** by Councilman Washington to adopt the **Resolution 24-32 authorizing application for the Alabama Recycling Fund grant through the Alabama Department of Environmental Management for funding for various recycling related items. This is a no match grant if received**. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes.
Motion Carried Unanimously.

Motion by Councilman Washington, **Second** by Councilwoman Dykes to adopt **Resolution 24-33 authorizing the City Administrator to execute a contract with CivilCON, LLC for the River Run Park at Northport Shore –site and utility package for $8,748,178.25**. This package will be funded with bond dollars. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes.
Motion Carried Unanimously.

Motion by Councilman Wiggins, **Second** by Councilman Washington to adopt **Resolution 24-34 declaring bid law exemption pursuant to Alabama Code § 41-16-51(b)(7) and authorize City Administrator to enter into contract with Aqua Products, Inc for the purchase of lime feeders in the amount of $131,892.35 for the Water Treatment Plant.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Wiggins to adopt **Resolution 24-35 authorizing the City Administrator to enter into agreement related to the security of city property, the type of which was made known to Council.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

CONSENT AGENDA

Motion by Pro Tem Bobo, **Second** by Councilman Washington to **approve** the **Consent Agenda** as printed for the **February 19, 2024, Council Meeting:**

1. Minutes, February 5, 2024, Regular Meeting - Glenda Webb
2. Bill Listing - Glenda Webb
3. The IT Department requests requisition approval for Security Information and Event Management (SIEM) software renewal for 2024. $17,447.40 Requisition No. 241647.
4. The IT Department requests requisition approval to Carahsoft Technology Corporation for SSO software renewal. $19,801.28 Requisition No. 241628.
5. The IT Department requests requisition approval to Dell Marketing LP, for a one-year warranty renewal on three (3) servers. $6,718.14 Requisition No. 241558.
6. Purchase requisition to Aqua Products, Inc., in the amount of $131,892.35, replacing the lime feeders at the Water Treatment Plant. The current lime feeders have reached their useful life span and must be replaced in order to continue operations at the plant.
7. The requisition to Central Square in the amount of $9,390.64 is for software to fully utilize a fifth console in dispatch. A fifth console will reduce liability by allowing the increase of minimum staffing requirements during peak periods, training and the anticipated EMD call-taking. ARPA funds will be used.
8. The requisition to Motorola Solutions in the amount of $12,480.88 is for installation of software that will complete a fifth console in dispatch. ARPA funds will be used.

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

REPORTS OF SPECIAL COMMITTEES OF COUNCIL

President Hogg stated the Retail Committee was looking forward to Tropical Smoothie and Cookie Plug Business coming soon.

PUBLIC HEARINGS

A. There were **no** Public Hearing items on the agenda for the **Engineering Department**.
B. There were two Public Hearing items on the agenda for the **Legal Department**.
   1. Resolution Authorizing the Project Development Agreement by and between the City of Northport, Alabama, and Alabama Donuts, LLC. This Project Development Agreement with Alabama Donuts, LLC induces the developer to construct and operate a new-to-market Dunkin' Donuts meeting certain investment criteria on vacant land in Northport by providing an economic incentive authorized under the Alabama Constitution of one-half of the 3% City Sales Tax Revenue generated by the Project to the developer for 7 years or up to $275,000, whichever occurs first.
      a. President Hogg Opened the Floor for item 11.b.1.
      b. There were no speakers for this item.
      c. President Hogg Closed the Floor for item 11.b.1.

   Motion by President Hogg, **Second** by Pro Tem Bobo to **suspend the rules** in order to immediately consider the permanent resolution authorizing the Project Development Agreement by and between the City of Northport, Alabama, and Alabama Donuts, LLC for adoption. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Bobo, **Second** by Councilman Wiggins to approve **Resolution 24-36 Authorizing the Mayor to Enter a Project Development Agreement with Alabama Donuts, LLC.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

2. Resolution authorizing the project development agreement by and between the City of Northport, Alabama, and University Beach, LLC. This Project Development Agreement with University Beach, LLC induces the developer to construct and operate a new-to-market mixed used development meeting certain investment criteria on vacant land in Northport by providing economic incentives authorized under the Alabama Constitution including adjacent city property, an amount not to exceed $20,000,000 for the purpose of acquiring public improvements, and one-half of the City Sales and Lodging Tax Proceeds generated by the Project to the developer for a period up to 30 years.
   a. President Hogg Opened the Floor for item 11.b.2.
      i. Derek Daniel – 1223 Dooley Circle – What recourse is available?
      ii. Bart Harper – 4035 Harper Road – There were no public meetings or hearings prior to vote. Let's keep Northport, Northport.
      iii. Jack Roberts – 4110 67th Avenue – Not a water park, intrusive.
      iv. Barry Duro – 6717 Hibiscus Lane – Flooding
      v. Tim Beasley – 5605 Cedarbrook Drive – Traffic, flood zone, and endangered species.
      vi. Tommy Williams – 3413 Horsebend Lane – Impact to surrounding neighborhoods.
      vii. Kirk Patterson – 5200 Tara Avenue – Not a good investment, should build small waterpark.
      viii. Missy Caddell– 13820 Providence Place – Questions ticket prices and obligation to operate waterpark?
      ix. Mitchell Reese - 3420 Horsebend Lane – Not the right plan.
      x. Richard Daniels – 5605 Carriage Circle – Shirley Farms HOA President – Opposed to anything except for residential. Squeezing in too large of development in this space.
      xi. Melinda Hardy – 5613 Carriage Circle – Not a good long-term investment.
      xii. Glenda Davis – 7001 52nd Street – Flatwoods is against this resort.
      xiii. Gary Hood – 3513 Horsebend Lane – How much capital has been raised? Are there any safeguards for Phase II.
      xiv. Diane Gomez – 12622 Windward Point Drive – Traffic. Concerns about it being a new company.
      xv. Helen McQueen – 4648 Crosshill Lane – Sleep issues not quiet enjoyment
      xvi. Roberta Peteet - 3522 Creek View Trace – Ruining City of Northport – Shared researched he had regarding developers.
      xvii. David Flowers – 5604 Buckhead Drive – Why this location? How will it affect property values?
      xviii. Mike Ramsey – 3617 66th Avenue – Nobody can say anything good about this.
      xix. Jason Sellars – 5314 Lakers Drive – Public entity should ever sign NDA, it's a violation of trust.
      xx. Tom Morrison – 15050 Murray Lane - Personal visits to waterpark sites.
      xxi. Deloris McDonald – 5810 Shirley Parkway – Will taxes and water bill rates increase? Workforce, pets, varmints?
      xxii. Gary Leddo – 6411 Clearbrook Drive – Would you allow in your neighborhood?

xxiii. Christian Williams current Tuscaloosa resident but grew up on 42nd Avenue – Supports council for looking for opportunities. Is a young entrepreneur looking for restaurant space.

xxiv. Steven Fikes – 13606 Valerie Dawn Way - Supports but how late will it stay open?

b. President Hogg Closed the Floor for item 11.b.2.

i. Kent Donahue & President Hogg addressed comments and concerns proposed by speakers.

Motion by President Hogg, **Second** by Councilman Washington to **suspend the rules** in order to immediately consider the permanent resolution authorizing the Project Development Agreement by and between the City of Northport, Alabama, and University Beach, LLC. for adoption. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

Motion by President Hogg, **Second** by Councilman Washington to approve Resolution 24-37 Authorizing the Mayor to Enter a Project Development Agreement with University Beach, LLC. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; President Hogg, Yes. **Motion Carried.**

C. There were two Public Hearing items on the agenda for the **Planning & Inspection Department**.

1. Second Reading, Ordinance to annex approximately 54.78 acres to C-6 (Highway Commercial) located north of McFarland Boulevard and east of Harper Road.
   a. President Hogg Opened the Floor for item 11.c.1.
   b. There were no speakers for this item.
   c. President Hogg Closed the Floor for item 11.c.1.

Motion by Councilman Wiggins, **Second** by Councilman Washington to approve **Ordinance 2217 to annex approximately 54.78 acres to C-6 (Highway Commercial) located north of McFarland Boulevard and east of Harper Road.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; President Hogg, Yes. **Motion Carried.**

2. Ordinance Declaring Real Property Surplus, 5300 and 5350 McFarland Boulevard, and Authorizing Transfer to University Beach, LLC.
   a. President Hogg Opened the Floor for item 11.c.2.
      i. Tom Morrison – 15050 Murray Lane – Opposed to giving them the land, they should pay.
      ii. Kirk Patterson – 5200 Tara Avenue – Concerned about taking care of current infrastructure and current business owners.
      iii. Tim Beasley – 5605 Cedarbrook Drive – Concerned about bond money that was borrowed.
   b. President Hogg Closed the Floor for item 11.c.2.

Motion by President Hogg, **Second** by Pro Tem Bobo to **suspend the rules** in order to immediately consider the ordinance declaring Real Property Surplus, 5300 and 5350 McFarland Boulevard, and Authorizing Transfer to University Beach, LLC for adoption. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

Motion by President Hogg, Second by Pro Tem Bobo to approve the Ordinance Declaring Real Property Surplus, 5300 and 5350 McFarland Boulevard, and Authorizing Transfer to University Beach, LLC. Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; President Hogg, Yes. **Motion Carried.**

D. There were **no** Public Hearing items on the agenda for the **Police Department**.

CITY ADMINISTRATOR'S BUSINESS

No official business to discuss.

DEPARTMENTAL BUSINESS

No official business to discuss under Departmental Business.

MAYOR AND COUNCIL MEMBER'S BUSINESS

Mayor Hinton – No official business to discuss.

Pro Tem Bobo, District 1 – No official business to discuss for District 1.

Councilman Washington, District 2 – No official business to discuss for District 2.

Councilman Wiggins, District 3 – No official business to discuss for District 3.

Councilwoman Dykes, District 4 – No official business to discuss for District 4.

President Hogg, District 5 – No official business to discuss for District 5.

Motion by Councilman Washington, **Second** by Pro Tem Bobo **to adjourn the meeting.** Roll call was as follows: Pro Tem Bobo, Yes; Councilman Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; President Hogg, Yes. **Motion Carried Unanimously.**

There being no further business to come before the Council, the meeting was **adjourned at 8:32 p.m.**

Jeff Hogg, President

ATTEST:

Glenda D. Webb, City Administrator