

The regular called Meeting of the Northport City Council convened at **5:30 p.m. on Monday, November 4, 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 Bobo led the assembly in the Pledge of Allegiance. Upon roll call, the following were found to be present: Pro Tem Washington, Councilman Wiggins, Councilman Aiken, Councilwoman Dykes and President Bobo. Also present at tonight's meeting, Mayor Hinton and City Administrator Webb.

PRESENTATIONS

There were no presentations.

APPROVAL OF AGENDA

Motion by Pro Tem Washington, **Second** by Councilman Wiggins to approve the agenda for November 4, 2024, **as printed. Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

VISITORS TO ADDRESS COUNCIL

Tom Morrison, 15050 Murray Lane, Northport, AL 35475. Park Lands of Northport and the use of. Mr. Morrison would like to know why the Hassan Center, Kentuck Park, Civitan Park, Community Center and other parks in Northport have not been dedicated as public parks for security. He would also like to know where the proposed hotel that Mayor Hinton referenced at the last council meeting would be located at.

Tuffy Holland – 3314 Mayberry Landing Drive, Northport, AL 35473. University Beach's 99A Districts. Mr. Hollan shared what he recalls the city giving to the University Beach Developer. He also shared statements regarding what cooperative districts and improvement districts are, what they are allowed to do, and things that could go wrong.

UNFINISHED BUSINESS

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to adopt **Ordinance 2246 Changing the Single Member Council District Lines Based on the 2020 Census and The Voting Rights Act.** The year 2020 federal census indicated population changes of greater than 10% within the established City Council Districts for the City of Northport, necessitating redistricting in order to remain compliant with federal law. The City of Northport retained the services of the West Alabama Regional Commission to develop proposed redistricting maps that were in compliance with federal and state requirements. The City hosted a public education meeting on September 12, 2024, to review these proposed district maps with the public. In addition, the City has been accepting comments through its website on these proposed district maps. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Washington, **Second** by Councilman Wiggins to adopt **Resolution 24-166 Approving an Application Filed with the Council Seeking Authority to Incorporate a Public Corporation as a Capital Improvement Cooperative District.** As anticipated in the Development Agreement the City entered into with University Beach, LLC, on February 20, 2024, the City has received a complete application to form a capital improvement cooperative district in accordance with the Code of Alabama. A cooperative district may charge reasonable user fees for the use of their projects to fund maintenance and operations or capital items related to the project. Per the Development Agreement, the cooperative district may only encompass the Project Area defined in the Development Agreement. The City is under a contractual obligation to cooperate in good faith with efforts to create this district. **Public comments were allowed:** Alvin Hope, University Beach's attorney representative from Maynard Nexsen Firm. Mr. Hope spoke to the reasons this developer has requested districts and the process taken to appointment members. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; Councilman Aiken, No; President Bobo, Yes. **Motion Carried.**

NEW BUSINESS

First Reading, Offered by Pro Tem Washington, **Ordinance Repealing Ordinances 2225 and 2226 Ordering Demolition of 1207 15th Street Court.** The first reading of this repeal was tabled at the September 23, 2024 Council Meeting until this November 4 meeting. Ms. Debra Mayfield, the majority

owner of 1207 15th Street Court, respectfully requests repeal of the demolition ordinance for said property. The City Council adopted the demolition ordinance in June 2024 with a 60-day extension, which expired in September. During the 60-day extension, Ms. Mayfield completed some work on the house, retained legal counsel, and began legal proceedings in probate to acquire full control of the heir property, which was previously owned equally between seven heirs. Ms. Mayfield is now the majority owner of the property. Ms. Mayfield retained a contractor and scheduled full repairs, with an estimated completion timeline of October 28, 2024. Several documents are attached including: Exhibit A : Executed deed vesting majority ownership in Ms. Mayfield; Exhibit B: October Email Update from Ms. Mayfield and September email with contractor estimates and timeline; Exhibit C: Email with Ms. Mayfield's attorney, Mr. Jason Avery, explaining ownership and efforts to acquire; Exhibit D: Ordinance 2225 Ordering Demolition of Unsafe Structures; Exhibit E: Ordinance 2226 Ordering Demolition of Unsafe Structures. **Jack Peace**, attorney representative for Ms. Mayfield was present and said work should be completed in 4-6 weeks.

First Reading, Offered by Councilman Aiken, Ordinance Storage and Removal of Inoperable Vehicles on Private Property. This ordinance prohibits the storage of inoperable vehicles on private property within public view in all residential and commercial districts of the city. This ordinance applies when hand-delivery or ticketing is not possible, such as when an inoperable vehicle's owner lives out of town. The ordinance includes exemptions for vehicle repair, storage, and sales businesses. The ordinance provides specific notice and public hearing requirements.

Motion by Councilman Wiggins, Second by Pro Tem Washington to adopt Resolution 24-167 Approving a New City Domain. The City of Northport currently uses cityofnorthport.org as its Internet domain. For added security purposes, the IT department requests the addition of northportal.gov as an Internet domain. This request was approved by the Administrative Committee. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Aiken, Second by Pro Tem Washington to adopt Resolution 24-168 Declaring Emergency and Authorizing Emergency Public Works Contracts for Sewer Repairs at Highway 69N & Highway 82. This resolution declares an emergency and authorizing emergency public works contracts for sewer repairs at Highway 69N & Highway 82. A contractor working on the ALDOT project on Highway 82 blocked and damaged the city sewer line. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, Second by Pro Tem Washington to adopt Resolution 24-169 Authorizing Water Service Outside the City Limits for Property Located at 14496 Sullivan Road. Ms. Bobbie Sullivan has property located at 14496 Sullivan Road, that cannot presently be annexed into the city because the property is not contiguous. The address is outside of the city limits and outside of the planning jurisdiction. She is requesting city water service. The Municipal Code allows this with the majority consent of the city council. The staff recommends this access be allowed. Per city code, all costs of this connection would be paid by the applicant and not by the City. In addition, we are adding the requirement that if, in the future, the property can be annexed, the property will be annexed into the city. 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 Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilwoman Dykes, Second by Councilman Wiggins to adopt Resolution 24-170 Accepting Balancing Change Order #1 for Visual Service Line Inspection Project. On June 3, 2024, the City Council passed Resolution 24-95, which formally awarded a master services agreement for Visual Service Line Inspections to Price Civil Services, Inc., in the amount of \$400,000.00. This Balancing Change Order #1, decreases the amount by \$60,534.00 to finalize costs for project closeout. The final project is \$339,466.00. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, Second by Pro Tem Washington to adopt Resolution 24-171 Authorizing the City Administrator to Execute an Agreement with The Cassady Company for Relocation of Utility Facilities on Public Right-of-Way. This resolution authorizes the

Administrator to execute an agreement between the City of Northport, The Cassady Company, Inc., and the Alabama Department of Transportation (ALDOT) for the relocation of utilities and improvements at SR-6 (US Hwy 82, McFarland Blvd), and SR-13 (US Hwy 43N) (ALDOT Project TRC-ST-063-006-020-CN). The project will be 100% funded by ALDOT. Once the agreement has been signed, the Cassady Company, Inc., will proceed with Phase I, on behalf of the City, pending ALDOT approval. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Washington, **Second** by Councilman Wiggins to adopt **Resolution 24-172 Appointing One Director to the Board of Directors of University Beach Cooperative District of the City of Northport.** This resolution appoints Mr. Shaferris Porter as an initial director of the Board of Directors of the University Beach Cooperative District. Mr. Porter is a duly qualified elector of the City of Northport and meets all legal requirements for appointment to said position. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; Councilman Aiken, No; President Bobo, Yes. **Motion Carried.**

CONSENT AGENDA

Motion by Pro Tem Washington, **Second** by Councilman Aiken to approve the Consent Agenda as printed for the November 4, 2024, Council Meeting:

1. Minutes, November 4, 2024, Regular Meeting - Glenda Webb
2. Bill Listing - Glenda Webb
3. Purchase Requisition, Apex Civil Construction, \$207,146.88. Emergency sewer repairs at Highway 69N and Highway 82. A contractor for ALDOT blocked and damaged the sewer line.
4. Purchase Requisition, Ranger Environmental, \$9,504.50. Sewer pumping at a damaged sewer line. A contractor for ALDOT blocked and damaged the sewer line causing overflow.
5. Purchase Requisition, Water Services Group, LLC, \$7,980.00. 6" hydra stop insert valve on DI/PVC pipe that will be used to repair a fire hydrant.
6. Purchase Requisition, Morrow Water Technologies, Inc. \$17,797.00. Replacement return sludge pump for WWTP.
7. Purchase Requisition, West Alabama Regional Commission Fiscal Year 2025 Member Dues, \$12,450.00.
8. Purchase Requisition, outsourced legal services regarding employee matters, Phelps, Jenkins, Gibson & Fowler, L.L.P. \$11,518.00.
9. Purchase Requisition, Picket Fence Installation along Heritage Museum & Community Center Properties, TC Fencing, \$29,750.00.

REPORTS OF SPECIAL COMMITTEES OF COUNCIL

There were no reports.

PUBLIC HEARINGS

- A. There were **no** Public Hearing items on the agenda for the **Engineering Department.**
- B. There were **no** Public Hearing items on the agenda for the **Legal Department.**
- C. There were **no** Public Hearing items on the agenda for the **Planning & Inspection Department.**
- D. There were **no** Public Hearing items on the agenda for the **Police Department.**

CITY ADMINISTRATOR'S BUSINESS

Ms. Webb informed citizens of the Veteran's Day Program on Friday, November 8, 2024. Coffee and donuts at 9:30 am, Program at 10:00 am.

DEPARTMENTAL BUSINESS

There was no departmental business.

MAYOR AND COUNCIL MEMBER'S BUSINESS

Mayor Hinton – Complimented Police Department on their successful Fall Festival and invited citizens to attend the Veteran's Day Program Friday, November 8, 2024.

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

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

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

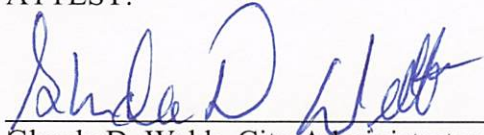
Councilwoman Dykes, District 4 – Thanked Police Department for traffic control on Halloween night.

Councilman Aiken, District 5 – Encouraged citizens to vote on November 5, 2024.

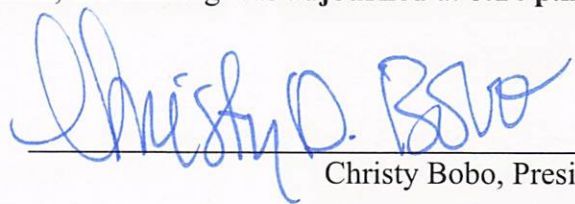
Motion by Councilman Wiggins, **Second** by Pro Tem Washington to **adjourn the meeting. Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

There being no further business to come before the Council, the meeting was **adjourned at 6:14 p.m.**

ATTEST:



Glenda D. Webb, City Administrator



Christy Bobo, President