

The regular called Meeting of the Northport City Council convened at **5:30 p.m.** on **Monday, January 6, 2025** 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

Mayor Hinton presented a proclamation to Woodland Cotton for January 2025 Business of the Month. Mr. Matthews also presented a report on the Rebuild Gas Tax for Fiscal Year 2024.

APPROVAL OF AGENDA

Motion by Pro Tem Washington, **Second** by Councilman Wiggins to approve the agenda for January 6, 2025, **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

There was none.

UNFINISHED BUSINESS

Motion by Councilman Wiggins, **Second** by Councilman Aiken to adopt **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 the November 4 meeting, at which time it was offered. 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 January 2025 (4-6 weeks from Nov. 4, 2024). Several documents were 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, and Exhibit D Ordinance 2225 Ordering Demolition of Unsafe Structures Exhibit E: Ordinance 2226 Ordering Demolition of Unsafe Structures. Jack Pease – Bradley Arant Law Firm assisting attorney Jason Avery – Ms Mayfield’s current plan of action is to demolition the house and retain the land. Building permit has been converted to a demolition permit and is displayed at the house. All of the utilities have been disabled. She is waiting on estimates for demolition and will proceed when received. **Roll call was as follows:** Pro Tem Washington, No; Councilman Wiggins, No; Councilwoman Dykes, No; Councilman Aiken, No; President Bobo, No. **Ordinance FAILED.**

NEW BUSINESS

First Reading, Offered by President Bobo, **Ordinance Rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN).** Crux Climbing, LLC is requesting rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN). The Northport Planning and Zoning Commission met on December 17, 2024 and made a favorable recommendation that the request for rezoning be granted.

First Reading, Offered by Councilman Wiggins, **Ordinance of Conditional Use approval to locate a Performance Residential Development for approximately 4 acres located east of Highway 43 N and south of Owen Parkway.** Longleaf Engineering made the request and was considered by the Planning Commission on December 17, 2024, and a recommendation for approval was made to the City Council. In addition to meeting the standards of the Zoning Ordinance, the following conditions for a favorable recommendation were added to allow a performance residential development east of Highway 43 N and south of Owen Parkway: The development shall be limited to 41 units and 96 bedrooms, a new public sidewalk shall be constructed along the property frontage on Owen Parkway, all building materials shall be like or better than the building materials used in Magnolia Hills subdivision, a privacy fence, or other screening approved by the Director of Planning and Inspections, shall be installed along the west property line at the rear of the units labeled 1-20, the area labeled “30’ Frontage Landscaping” on the proposed site development plan shall meet the requirements for residential developments backing up to special corridor roadways, amenities shall be provided to include a commercial grade pickleball

court and dog park with black vinyl coated fence, or equivalent, screening shall be provided along east property line adjoining Biscayne Hills.

Motion by Councilwoman Dykes, **Second** by Councilman Aiken to adopt **Resolution 25-01 entering into an agreement with ACE American Insurance Company for Alabama Firefighter Cancer Insurance**. This resolution with authorizing the agreement with ACE Insurance Company (CHUBB) will authorize the City to fulfill its obligation to provide Firefighter Cancer and Disability Insurance to the City's Firefighters as mandated in Alabama State Act 2019-361. Effective January 1, 2020, the bill requires certain mandatory cancer benefits for career firefighters to include 1) Critical Illness (Lump Sum Cancer Benefit) & 2) Long-Term Disability (Income Replacement). The City's current agent, Cobbs-Allen requested quotes and ACE American Insurance Company (CHUBB) made a proposal to the City to provide Enhanced coverage for the basic plan rate of \$14,820.00 per year for 76 Firefighters. **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 25-02 Authorizing the City Administrator to Execute Amendment No. 1 to the professional services agreement with Thompson Engineering for the FY 2024 Resurfacing Project**. The City Council previously approved the execution of a professional services agreement with Thompson Engineering for the FY 2024 Resurfacing Project in the amount of \$119,000 by Resolution 24-110. This resolution will authorize the City Administrator to execute an amendment with Thompson Engineering in the amount of \$130,000.00. The increase is due to the expansion of the project scope. **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 25-03 Authorizing Water Service Outside the City Limits for Property Located at 15050 Rue Road**. Mr. Braden Cameron has property located at 15050 Rue 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. He 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 25-04 Authorizing Water Service Outside the City Limits for Property Located at 15287 Preacher Lee Road**. Mr. Mike Lann has property located at 15287 Preacher Lee 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. He 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 President Bobo, **Second** by Councilman Wiggins to adopt **Resolution 25-05 Authorizing the City Administrator to Execute a Service Agreement Between the City of Northport and Carrier Corporation**. Having routine scheduled maintenance performed on the Public Safety Compound's HVAC system by the manufacturer's trained professionals will help prolong equipment life, maximize energy savings, and lower operating costs. Carrier Corporation will provide three (3) operational inspections per year along with one (1) coil cleaning and one (1) preventative maintenance service to the air-cooled chiller located at the Northport Public Safety Building. **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 Councilman Aiken to adopt **Resolution 25-06 Awarding Bid File No. 24-06 for As Needed Drainage Pipe Rehab to Video Industrial Services**. Drainage pipe

rehab is used in situations, such as sinkholes, when the City's storm sewer structures and pipes need rehabilitation, camera inspection, or specialized cleaning services. This resolution would award the lowest bidder meeting the specifications for Bid File No. 24-06 to Video Industrial Services. **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 Pro Tem Washington to adopt **Resolution 25-07 authorizing the City of Northport and Northport Fire Rescue to enter an agreement with ADPH (Alabama Department of Public Health) in which both parties will work together to create a Closed POD (point of dispensing) for the City of Northport employees and their families.** The purpose of the Closed POD Plan is to rapidly and safely dispense countermeasures to our employees and family members. A closed POD will be used to administer vaccine or dispense medications in response to a declared public health emergency involving mass prophylaxis in order to prevent development of disease among those who are exposed, or potentially exposed, to public health threats. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

CONSENT AGENDA

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to approve the Consent Agenda as printed for the January 6, 2025, Council Meeting:

1. Minutes, December 16, 2024, Regular Meeting - Glenda Webb
2. Bill Listing - Glenda Webb
3. Purchase Requisition, Granicus, a software that assists the Finance Department in identifying and enforcing the code for short-term rental properties. The annual fee is \$7107.98, and it is a budgeted expense.
4. Purchase Requisition, Struthers Recreation for the Civitan Park Playground Equipment in the amount of \$69,830.13.
5. Purchase Requisition, GameTime for Tiger Park Playground Equipment in the amount of \$35,388.81.
6. Purchase Requisition, HVAC Commercial Service Plan for the Public Safety Compound, Carrier Corporation; \$6,643.35.
7. Purchase Requisition, Tiger Park Fencing Replacement, T&T Fencing, \$36,668.50.
8. Purchase Requisition, Public Works Department Employee Footwear; Ervin's Workwear & Boots, \$14,000.00.
9. Purchase Requisition, Public Works Department Employee Uniform Pants; Ervin's Workwear & Boots, \$18,000.00.
10. Purchase Requisition, Public Works Department Employee Uniform Shirts & Sweatshirts; One Source Office Products, \$12,000.00.
11. Purchase Requisition, Sequel Electrical Supply \$18,047.08 for the parts and supplies to upgrade all exterior lighting at the Public Safety Compound. Most exterior lights are currently not working and the cost of upgrading to an LED lighting system is comparable to the cost of repairing the current system. This upgrade would also increase exterior visibility and decrease utility costs. Existing parking lot light poles will be used for new LED fixtures and the Public Works Department will handle all installation to eliminate any further expenses. The quote includes four (4) quad LED pole fixtures and four (4) dual LED pole fixtures for the front lot, two (2) dual pole fixtures for the rear lot, two (2) LED flood lights for each side of the sign, eleven (11) LED wall packs, and six (6) LED canopy lights.

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 was **two** Public Hearing items on the agenda for the **Legal Department**.
 1. Resolution fixing the cost of nuisance weed abatement and authorizing filing a lien for property located at 908 15th Avenue.
 - i. President Bobo opened the floor for item 11.b.1.
 - ii. There were no speakers.
 - iii. President Bobo closed the floor for item 11.b.1.

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to adopt **Resolution 25-08 fixing the cost of nuisance weed abatement and authorizing filing a lien for property located at 908 15th Avenue**. The nuisance was abated at the City's effort and expense of \$256.95, and the property owner has failed to reimburse the City after multiple notices of the nuisance and abatement. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

2. Resolution fixing the cost of nuisance weed abatement and authorizing filing a lien for property located at 1711 17th Street.

- i. President Bobo opened the floor for item 11.b.2.
- ii. There were no speakers.
- iii. President Bobo closed the floor for item 11.b.2.

Motion by Councilman Aiken, **Second** by Councilwoman Dykes to adopt **Resolution 25-09 fixing the cost of nuisance weed abatement and authorizing filing a lien for property located at 1711 17th Street**. The nuisance was abated at the City's effort and expense of \$411.95, and the property owner has failed to reimburse the City after multiple notices of the nuisance and abatement. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

C. There was **four** Public Hearing items on the agenda for the **Planning & Inspection Department**.

1. Second Reading, Ordinance of Conditional Use approval for an office in an M-1 (Light Industrial) zone for the property located at 2403 10th Street.

- i. President Bobo opened the floor for item 11.c.1.
- ii. There were no speakers.
- iii. President Bobo closed the floor for item 11.c.1.

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to adopt **Ordinance 2250 of Conditional Use approval for an office in an M-1 (Light Industrial) zone for the property located at 2403 10th Street**. Justin Terry's request was considered by the Planning Commission on November 12, 2024 and a recommendation for approval was made to the City Council. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

2. Second Reading, Ordinance for annexation of approximately 1.38 acres located at 7600 Highway 43, with the original zoning designation of C-3 (General Commercial).

- i. President Bobo opened the floor for item 11.c.2.
- ii. Bruce Higginbotham – Porter Higginbotham Engineering, 2009 Paul Bryant Drive, representing Mr. McCarley and Macon Properties: Due to request of neighboring citizen, petitioner request zone O-I, office and institutional instead of C-3, General Commercial.
- iii. Eddie Fulmer – 4409 Oak Meadow Drive - Thinks O-I is an appropriate zoning. Appreciates council and staff's assistance and prompt responses.
- iv. Mike Clark – Oak Meadow Drive (adjacent to property) – Does not have a problem with office zoning and appreciates that assistance.
- v. President Bobo closed the floor for item 11.c.2.

Pursuant to the petitioner's request, **Motion** by Councilwoman Dykes, **Second** by Councilman Wiggins to adopt **Ordinance 2251 to annex 1.38 acres located at 7600 Highway 43 to be zoned O-I (Office & Institutional)**. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

3. Second Reading, Ordinance Ordering Demolition of an Unsafe Structure located at 3905 Hunter Creek Road.

- i. President Bobo opened the floor for item 11.c.3.
- ii. Burt Guy - 12873 Tom Montgomery Road – brother to owner of property. Would like to request a 60-day tabling of the demolition. Burt plans to take responsibility for the repairs that are needed on the property.
- iii. President Bobo closed the floor for item 11.c.3.

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to **TABLE until March 3, 2025, Ordinance Ordering Demolition of an Unsafe Structure located at 3905 Hunter Creek Road.** The Chief Building Official has found that the structure located at 3905 Hunter Creek Road is unsafe and dangerous to public health. We are recommending the structure be demolished. All necessary procedures have been followed pursuant to Act No. 80-410. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

4. Second Reading, Ordinance Ordering Demolition of an Unsafe Structure located at 5118 Azalea Trail.
 - i. President Bobo opened the floor for item 11.c.4.
 - ii. Andrew Blake, 2920 Woodland Road, Tuscaloosa, owner of property. There has been problems with not having a Northport business license to obtain a permit. He was informed January 6, 2025 that there was a letter he could sign instead of showing business license. He hasn't been able to work without the permit. Requesting additional time.
 - iii. President Bobo closed the floor for item 11c.4.

Motion by Councilman Wiggins, **Second** by Councilman Aiken to adopt **Ordinance 2252 Ordering Demolition of an Unsafe Structure located at 5118 Azalea Trail.** The Chief Building Official has found that the structure located at 5118 Azalea Trail is unsafe and dangerous to public health. We are recommending the structure be demolished. All necessary procedures have been followed pursuant to Act No. 80-410. This matter came before the Council for a second reading on October 21, 2024. Council voted to table the matter until the first meeting in January in order to give the property owner additional time to bring the structure into compliance. **Roll call was as follows:** Pro Tem Washington, No; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, No. **Motion Carried.**

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

CITY ADMINISTRATOR'S BUSINESS

Reminded that the City of Northport will be observing Martin Luther King Holiday on January 20, 2025 so our next council meeting will be Tuesday, January 21st at 5:30 pm. Thanked the community for visiting our Holiday Open House and appreciates the sponsors, volunteers, and staff.

DEPARTMENTAL BUSINESS

There was none.

MAYOR AND COUNCIL MEMBER'S BUSINESS

Mayor Hinton – No official business to discuss.

President Bobo, District 1 – Thanked employees for working so hard over the holidays.

Pro Tem Washington, District 2 – Informed citizens that there has been progress on 5th Street and Main Avenue. Tutoring will start back at the Northport Community Center sponsored by the Culverhouse School of Accounting by the University of Alabama on February 3, 2025.

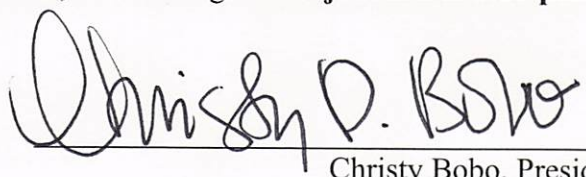
Councilman Wiggins, District 3 – No official business to discuss for District 3.

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

Councilman Aiken, District 5 – Be mindful that school starts back this week and watch for school zones and traffic.

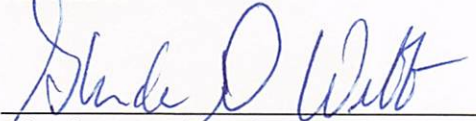
Motion by Pro Tem Washington, **Second** by Councilman Wiggins to **adjourn the meeting.** **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

There being no further business to come before the Council, the meeting was **adjourned** at **6:15 p.m.**



Christy Bobo, President

ATTEST:



Glenda D. Webb, City Administrator