

NORTHPORT CITY COUNCIL MEETING
MONDAY, MAY 5, 2025
5:30 PM

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PRESENTATIONS

6. APPROVAL OF THE AGENDA

7. VISITORS TO ADDRESS THE COUNCIL

8. UNFINISHED BUSINESS

a. Ordinances and Resolutions of a Permanent Nature

1. Second Reading, Ordinance declaring 2025 "Back-to-School" Sales Tax Holiday - Darren McGee

9. NEW BUSINESS

a. Ordinances and Resolutions of a Permanent Nature

1. First Reading, Ordinance requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road. - Julie Ramm
2. First Reading, Ordinance dedicating the Northport Community Center, Northport Civitan Park, and the Hasson Community Center as public parks of the City of Northport - Ron Davis
3. First Reading, Ordinance Amending Appendix B "Subdivisions" of the Northport Municipal Code - Ron Davis
4. First Reading, Ordinance Amending the Zoning Ordinance - Julie Ramm

b. Resolutions of a Temporary Nature

1. Resolution Reallocating Northport First Funds - Darren McGee
2. Resolution to Appoint Mrs. Tena Phifer as a member to the Zoning Board of Adjustments. - Julie Ramm
3. Resolution Authorizing the Mayor to Execute the Updated Funding Agreement with the Alabama Department of Transportation for US-43 and Mitt- Lary Road Improvements - Tera Tubbs
4. Resolution Authorizing the City Administrator to accept a proposal for Engineering Services from Thompson Engineering, Inc. for the HWY. 43/ HWY. 69 Connector project - Tera Tubbs
5. Resolution Authorizing the City Administrator to Awarded a Contract to Central Alabama Asphalt for the 2024 Resurfacing Project - Tera Tubbs
6. Resolution Establishing the Fees for Vacating the Public Right-Of-Way for a portion of Bridge Avenue - Tera Tubbs
7. Resolution Authorizing the City Administrator to Engage in Negotiations with Capacity Sports Group, LLC for River Run Park at Northport Shore - Tera Tubbs

c. Consent Agenda

1. Minutes, April 21, 2025 - Glenda Webb
2. Bill Listing - Glenda Webb
3. Purchase Requisition, WWTP NPDES Permit Renewal, Alabama Department of Environmental Management, \$17,785.00 - John Webb
4. Purchase Requisition, Annual Service for Alarm Units, Mission Communications, LLC., \$9,811.80 - John Webb
5. Purchase Requisition, Mail Machine, Pitney Bowes, \$11,619.51 - Darren McGee
6. Purchase Requisition, Lease of space for Spillman PSS, City of Tuscaloosa, \$8,100.00 - Gerald Burton

7. Purchase Requisition, Tuscaloosa County Commission, Inmate Housing, \$42,157.50 - Gerald Burton
8. Purchase Requisition, Northport Sign Package to Knight Signs Industries, Inc., \$38,109.00 - Tera Tubbs

10. REPORTS OF SPECIAL COMMITTEES OF COUNCIL

11. PUBLIC HEARINGS

- a. Engineering
- b. Legal Department
 1. Second Reading, Resolution consenting to the Vacation of a Public Street/Alley in the City of Northport - Old Union Chapel Road - Ron Davis
- c. Planning Inspections Department
- d. Police Department

12. CITY ADMINISTRATOR'S BUSINESS

13. DEPARTMENTAL BUSINESS

14. MAYOR & COUNCIL MEMBER'S BUSINESS

15. ADJOURNMENT



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 8.a.1.

MEETING DATE: May 5, 2025

SUBJECT: Second Reading, Ordinance declaring 2025 “Back-to-School” Sales Tax Holiday

Unfinished Business: X

New Business:

Consent Agenda:

Public Hearing:

First Reading:

Second Reading: X

Prepared By: Whitney Bostick

Approved By: Darren McGee

Summary:

This ordinance would provide a “Back-to-School” Sales Tax Holiday beginning at 12:01 a.m. on Friday, July 18, 2025, and ending at twelve midnight on Sunday, July 20, 2025. The “Back-to-School” Sales Tax Holiday would exempt covered items from sales and use tax for these dates.

Recommendation:

Approve the attached ordinance.

Funding Source/GL Code:

GL Code No. Amount: \$

Motion for Consideration:

I move to adopt the Ordinance declaring the 2025 “Back-to-School” Sales Tax Holiday July 18-20, 2025.

ORDINANCE NO. _____

**AN ORDINANCE ALLOWING THE CITY OF NORTHPORT
TO EXEMPT CERTAIN “COVERED ITEMS” FROM THE MUNICIPAL
SALES AND USE TAX DURING THE THIRD FULL WEEKEND OF JULY
2025 AS AUTHORIZED BY ACT 2006-574, AS AMENDED BY ACT 2017-120, GENERALLY
REFERRED TO AS THE STATE “BACK-TO-SCHOOL” SALES TAX HOLIDAY
LEGISLATION.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHPORT AS
FOLLOWS:**

(a) In conformity with the provisions of Act 2006-574, enacted by the Alabama Legislature during the 2006 Regular Session, providing for a State Sales Tax Holiday, and as amended by Act 2017-120, the City of Northport exempts “covered items” from municipal sales and use taxes during the same period, beginning at 12:01 a.m. on the third Friday in July 2025 (July 18, 2025) and ending at twelve midnight the following Sunday (July 20, 2025).

(b) This section shall be subject to all terms, conditions, definitions, time periods, and rules as provided by Act 2006-574 and by Act 2017-120, except that the time period shall only be as specified in subsection (a) and not for all years thereafter.

**IT IS FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF
NORTHPORT, ALABAMA AS FOLLOWS:**

3. The City Administrator is hereby authorized and directed to certify a copy of this ordinance under the seal of the City of Northport, Alabama and to forward said certified copy to the Alabama Department of Revenue to be recorded and posted on the Department website.

4. This Ordinance shall become effective immediately upon passage and publication.

ORDAINED THIS THE __ DAY OF _____, 2025.

CITY COUNCIL OF THE
CITY OF NORTHPORT, ALABAMA

BY: _____
Christy D. Bobo, Its President

ATTEST:

City Administrator/City Clerk

APPROVED this the __ day of _____, 2025.

John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published in The Northport Gazette on the _____ day of _____, 2025.

City Administrator/City Clerk

1st Reading: April 21, 2025

Motion: Wiggins

2nd Reading: May 5, 2025

Motion By:

Second By:

Published:



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.a.1.

MEETING DATE: May 5, 2025

SUBJECT: First Reading, Ordinance requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road.

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading: X

Second Reading:

Prepared By: Katelyn Lesley

Approved By: Julie Ramm

Summary:

University Beach, LLC is requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road.

Recommendation:

The Northport Planning and Zoning Commission met on April 8, 2025, and made an unfavorable recommendation for the rezoning request and approval of a Special District Plan. The following conditions have been requested to be considered by the Northport City Council at its May 19th public hearing on this ordinance. If adopted, such conditions will modify the allowable uses and other conditions of the Special District.

Additional Prohibited Uses

Nursery, Wholesale

Motel

Self-storage, Climate-controlled

Mini-warehouse

Alternative Financial Services

Six-foot-wide sidewalks shall be provided along all public rights-of-way

The maximum number of multi-family units shall be 275 units

Funding Source/GL Code:

GL Code No. Amount: \$

Motion for Consideration:

None are needed for the first reading.

ORDINANCE NO. _____

**ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE FOR THE CITY OF NORTHPORT, ALABAMA**

WHEREAS, The City of Northport Zoning Ordinance authorizes optional methods of land development focused on providing additional community benefits through Special District Zoning, and

WHEREAS, The minimum requirements of Special District Zoning include a demonstration of those community benefits in exchange for the flexibility conferred by the zoning, and

WHEREAS, the Developer must demonstrate to the Planning Commission and City Council how the proposed development meets the community benefit and other requirements for Special District Zoning.

BE IT ORDAINED by the City Council of the City of Northport, Alabama:

1. The Developer has submitted an application for Special District Zoning.
2. The Developer has effectively demonstrated how the proposed development meets the community benefit and other requirements for Special District Zoning, as specified in the Zoning Ordinance.

Pursuant to Section 11-52-78 of the Code of Alabama, 1975, as amended, the Comprehensive Zoning Ordinance of the City of Northport, Alabama, is hereby amended in the following manner: Following public hearings by the Planning Commission of the City of Northport, Alabama, and the Northport City Council, the following parcels, being more particularly described as attached in Exhibit "A", in Tuscaloosa County, Alabama, are rezoned as a Special District with such conditions as shown and described in Exhibit "B," the Special District Plan and Special District Zoning for approximately 76.2 acres for University Beach, located north of McFarland Boulevard and east of Harper Road, and additional conditions as voted on by the Northport City Council.

This amendment to the existing Comprehensive Zoning Plan of the City of Northport, Alabama, shall become effective immediately upon its passage and advertisement as required by law.

ADOPTED this the ____ day of _____, **2025**.

CITY COUNCIL OF THE
CITY OF NORTHPORT

BY: _____
Christy Bobo, Its President

ATTEST:

Glenda D. Webb,
City Administrator

APPROVED this the ____ day of _____, **2025**.

Dr. John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published_____
_____, in the Northport Gazette, a newspaper of general circulation published in the City of Northport.

Glenda D. Webb, City Administrator

1st Reading: May 5, 2025

Motion:

2nd Reading: May 19, 2025

Motion By:

Second By:

Publication:

Exhibit “A”

PARCEL 1

Part of the Southwest One-Fourth of Section 8, Township 21 South, Range 10 West being more particularly described as follows: Start at the Northwest corner of the Southwest One Fourth of Section 8, Township 21 South, Range 10 West; thence run in an Easterly direction and along the North boundary of the Southwest One-Fourth for a distance of 1,440.99 feet to a point; thence with a deflection angle of $86^{\circ} 59'$ right run in a Southerly direction for a distance of 348.50 feet to the point of beginning; thence continue in a Southerly direction and along the same bearing for a distance of 154.60 feet to a point, said point lying on the North boundary of the U.S. Highway 82, a 215 foot right- of-way, 100 feet from the centerline; thence with a deflection angle of $105^{\circ} 05'$ left run in a Northeasterly direction and along the North boundary of the U.S. Highway 82 for a distance of 496.81 feet to a point; thence with a deflection angle of $161^{\circ} 54'$ left run in a Westerly direction for a distance of 480.20 feet to the point of beginning, said parcel containing 37,071 square feet.

PARCEL 2

Lot 1 of M & H Subdivision, a map or plat of which is recorded in Plat Book 2007, at Page 60 in the Probate Office of Tuscaloosa County, Alabama, more particularly described as follows:

A parcel of land situated in the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 8, Township 21 South, Range 10 West, Huntsville Meridian, Tuscaloosa County, Alabama, being more particularly described as follows:

Commence at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 8, Township 21 South, Range 10 West, Huntsville Meridian, Tuscaloosa County, Alabama; thence run South $86^{\circ}55'31''$ East along the north line of said quarter-quarter section for a distance of 312.24 feet (311.99 feet map) to a found iron pin on the northeasterly right-of-way line of Joe Shirley Road (Harper Road); thence continue South $86^{\circ}55'31''$ East along said north line and along the north line of the Northeast Quarter of the Southwest Quarter for a distance of 818.42 feet to the POINT OF BEGINNING; thence continue South $86^{\circ}55'31''$ East along said quarter-quarter section line for a distance of 1510.50 feet to a found iron pin and the northeast corner of said Northeast Quarter of the Southwest Quarter; thence run South $00^{\circ}01'31''$ East along the east line of said quarter quarter section for a distance of 151.00 feet to a point on the northwesterly right-of-way line of U.S. Highway #82 (right-of-way width varies); thence run South $74^{\circ}31'09''$ West along said right-of-way line for a distance of 643.46 to a found iron pin; thence leaving said right of-way line run North $87^{\circ}23'55''$ West for a distance of 480.18 feet; thence run South $00^{\circ}24'48''$ East for a distance of 154.59 feet to a found iron pin on said northwesterly right of-way line; thence run South $74^{\circ}25'46''$ West along said right-of- way line for a distance of 251.34 feet; thence leaving said right-of- way line run North $15^{\circ}30'24''$ West for a distance of 626.84 feet to the POINT OF BEGINNING.

Note: Bearings are based on an assumed bearing of North $00^{\circ}00'00''$ East for the west line of Section 8 as taken from a survey of subject property performed by Thomas W. Brooks, Jr. (Alabama Reg. No. 17521), dated March 2, 1994. Map distances shown hereon also refer to the "Brooks" survey.

PARCEL 3

A parcel of land located in the Northwest Quarter of Section 8, and that part of the Southeast Quarter of the Northeast Quarter of Section 7 lying East of the East Right of Way of Harper Road, all being in Township 21 South, Range 10 West in Tuscaloosa County, Alabama containing 64.45 acres, more or less, and being more particularly described as follows:

As a POINT OF COMMENCEMENT, begin at the Southwest corner of the Northwest Quarter of said Section 8; thence run in an Easterly direction for a distance of 306.05 feet to a rebar found on the East Right of Way of Harper Road (a 40' Right of Way) and the POINT OF BEGINNING of the parcel herein described; thence continue in an Easterly direction along said course for a distance of 324.26 feet to a rebar found; thence with an interior angle of $179^{\circ}55'38''$, continue in an Easterly direction along the South boundary of said Northwest Quarter for a distance of 1,096.71 feet to a rebar set on the West boundary of an Alabama Power Company right-of-way; thence with an interior angle of $71^{\circ}41'33''$, run in a northerly direction and along the West boundary of an Alabama Power Company right-of-way for a distance of 1,378.27 feet to a capped rebar set on the North boundary of the Southeast Quarter of the Northwest Quarter of said Section 8; thence with an interior angle of $108^{\circ}43'31''$, run in a Westerly direction along said boundary for a distance of 145.53 feet to a rebar found; thence with an interior angle of $266^{\circ}25'11''$, run in a Northerly direction for a distance of 148.54 feet to a point; thence with an interior angle of $89^{\circ}40'58''$, run in a Westerly direction for a distance of 1,711.70 feet to a point on the East Right of Way of said Harper Road; thence with an interior angle of $97^{\circ}41'57''$, run in a Southerly direction along said Right of Way for a distance of 314.69 feet to a rebar found on a curve having a delta of $21^{\circ}18'46''$ and a radius of 1,542.33 feet; thence with an interior angle of $169^{\circ}20'01''$ to the chord, run in a Southerly to Southeasterly direction along said curving Right of Way for a chord distance of 570.41 feet (arc distance of 573.71 feet) to a rebar found on a curve having a delta of $22^{\circ}47'22''$ and a radius of 586.45 feet; thence with an interior angle of $185^{\circ}30'25''$ from the chord and to the chord, continue in a Southeasterly direction along said curving Right of Way for a chord distance of 231.73 feet (arc distance of 233.26 feet) to the end of said curve; thence with an interior angle of $167^{\circ}54'40''$ from the chord, continue in a Southeasterly direction along said Right of Way for a distance of 349.46 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is $130^{\circ}06'07''$.

FOR RECORDING PURPOSES: Net Mineral Acres 64.45

Also known as Parcel ID numbers 63-31-03-08-2-001-005.001, 63-31-03-08-3-001-001.001, and 63-31-03-08-3-001-002.000.

Exhibit “B”

The following conditions have been requested to be considered by the Northport City Council at its May 19th public hearing on this ordinance.

Additional Prohibited Uses

Nursery, Wholesale

Motel

Self-storage, Climate-controlled

Mini-warehouse

Alternative Financial Services

Six-foot-wide sidewalks shall be provided along all public rights-of-way

Maximum number of multi-family units shall be 275 units

If adopted, such conditions will modify the allowable uses and other conditions of the Special District as proposed in the following documents submitted by University Beach, LLC.

University Beach Special District

Overview

Except as noted in below and/or shown in the special district plan, all standards in the City of Northport Zoning Ordinance will govern. The Master Plan will provide guidance and direction for the principles in approving the final Development Plans and permits. The Master Plan does support the following guiding principles of the Comprehensive Plan:

- Grow the City's economy through diversification of job and business opportunities.
- Make Northport a community that is attractive to people at all stages of their lives.
- Invest in places of lasting value and distinctive character.
- Use natural assets to create a distinctive identity and the quality of life desired by the community.
- Create centers with a mix of activities at key locations in Northport.
- Balance growth through efficient development patterns.
- Position Northport for an appropriate scale of investment and reinvestment supported by market trends.
- Fund public investment that leverages desired private investment.

Intent. It is intended that the University Beach Special District be a mixed-use entertainment district that establishes a regional destination for the City. Development of this high-profile site will take advantage of its location on Highway 82, access to the Tuscaloosa International Airport, and close proximity to the Northport Sports Complex. This will be achieved by permitting an integrated mix of uses and building types in order to facilitate and support a place that is attractive for multiple generations, to live, work, and play. High quality standards, design parameters and natural features will provide an amenity package and adjacency predictability for the multiple uses that will develop in the University Beach Special District.

Districts

The University Beach Special District is comprised of two distinct Sub-Districts – The University Beach Residential District and the University Beach Entertainment District. These Sub-Districts are modified as set out below.

General

Development Suitability. The site analysis indicates that the site is very suitable for the types of development proposed for the University Beach Special District. The site has good regional access due to the proximity to Highway 82 and Interstate 59. The relative flatness and openness of the site makes it suitable for higher density, mixed use development that

will support entertainment, shopping, working, recreation and a lifestyle focused on destination living.

The area at the southeast corner of the site is relatively open and has good local access from Highway 82. It is a prime location for local, community serving retail and regional entertainment development. Farther to the northwest in this area of the site, the area is also relatively open with close proximities to existing suburban residential developments. This area of the site lends itself to residential development which provides smaller building floorplates to better take advantage of the site's views and amenities, and provides appropriate adjacency to the existing residential development to the north and west.

Development Impacts. Preliminary investigation by City Staff indicates that, based upon assumed project phasing, the City of Northport and other service providers will be able to provide sufficient services to the University Beach Special District while maintaining sufficient levels of service to existing development. Additionally, the proposed uses adjacent to existing development, and existing physical and natural buffers identified on and adjacent to the site have minimized any significant adverse impacts to surrounding properties.

Open Space. The University Beach Special District is a lagoon-based development. With future development, the lagoon edge is intended to tie the entire District together with trails and activities that provide interaction with the lagoon. Parks and/or plazas will be provided in both sub districts to help bring the presence of the lagoon and open space deep into the development. Private beaches will be accessible for the residents and hotel guests of the District. Public daily fee beaches will also be provided within the District. The general locations for future parks/plazas and trails are indicated on the Master Plan (see Attachment).

Landmarks/Amenities. Landmark buildings and amenities within the University Beach Special District area are essential in creating a regionally recognized identity for the development. Elements such as a high-quality public realm, a vibrant waterfront, a mix of building types and uses with a focus on resiliency, and development in a manner that responds to the needs and desires of multiple generations will be an important part of the overall site development.

University Beach Residential Sub-District

General Boundaries. The University Beach Residential Sub-District is bounded by an existing single-family neighborhood on the west and an existing retail shopping center on the south. The lagoon will be located to the east and the existing farmland for future development is to the north (see Attachment).

Building Types. This residential district will feature a range of housing types and sizes appropriate to different stages of life. Single Family homes and multi-family residences are allowed in this sub-district.

Building Height. The maximum height for the single-family residences is 3 stories or 45 feet. The maximum height for the multi-family residences is 5 stories or 65 feet.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the University Beach Residential Sub-District. Open space will provide for neighborhood gatherings and recreation and will be fronted by residences or community buildings. Connecting trails are included along the lagoon edge and will be considered as part of the open space requirement. The general locations of open space and lagoon trails are indicated on the Master Plan (see Attachment).

Zoning Standards. The following zoning standards are granted as part of the University Beach Residential Sub-District:

Maximum Residential Density within the Residential Sub-District: 470 residential units

Housing Mix:

- A minimum of 50 single-family residences; the remaining residences may be either single-family or multi-family.

Lighting:

- All single-family structures must have a light pack above the garage that has a dusk to dawn controller.
- All internal residential common areas will be lit with pole lighting. The same fixture in varying height and lumen output will be used throughout the residential common areas.

Landscaping: There are no buffer requirements within the internal development of the Residential Sub-District or between the Residential and Entertainment Sub-District.

Parking Spaces: Parking spaces must have a minimum dimension of 9'x18' in the Residential Sub-District.

Detached Single-Family Dwelling, University Beach Residential Sub-District Design Standards:

- Minimum Lot Size – 2,100 square feet
- Minimum Lot Width – 30'
- Minimum Lot Depth – 70'
- Maximum Height – 3 stories
- Side Yard – 0' to 10' with a minimum 8' separation between buildings

- Rear Set-Back – 3’ minimum
- Front Yard Set-Back – 5’ minimum
- Maximum ISR - None
- All residential structures must contain an attached enclosed rear loaded garage. There are no driveway requirements.
- All residential structures must contain a front porch that extends across at least 50% of the façade on the first floor of the structure. The front porch must have a minimum depth of 7 feet.
- All residential structures must front on a park, muse, open space, or beach.
- Front yard maintenance shall be provided by the HOA or POA for all single-family or townhouse units.

Multi-Family Dwelling, University Beach Residential Sub-District Design Standards:

The University Beach Residential Sub-District multi-family will be developed in accordance with the Multifamily Development Standards contained in Section 7.31 of the City of Northport Zoning Ordinance except as noted otherwise in this section.

- Maximum Height – 5 Stories or 65 feet.
- Maximum ISR – None
- All open space requirements have been satisfied in the University Beach Special District Master Plan (see Attachment)

University Beach Entertainment Sub-District

General Boundaries. The University Beach Residential Sub-District is bound by flood plain and a power line on the east and an existing retail shopping center and Highway 82 on the south. The lagoon will be located to the west and the existing farmland for future development is to the north (see Attachment).

District Standards. The University Beach Entertainment Sub-District will be developed in accordance with the C6 Standards contained in the City of Northport Zoning Ordinance except as noted otherwise in this section or the Special District Plan.

Building Types. All C6 Commercial Uses, Entertainment Uses, Water Parks, Lagoons, and Multi-family Uses are allowed in this sub-district.

Prohibited uses include the following:

- Single-family residential
- Agricultural support
- Automotive repair/sales
- Building material sales
- Construction service
- Funeral home

- Heavy equipment sales
- Home improvement center
- Laundromat
- Maintenance service
- Medical cannabis dispensing site
- Office-warehouse
- Tattoo shops
- Tabacco/Vape shops
- Public utility facilities, service yards, or garages
- Recycling center
- Substance abuse treatment
- Bottling plant
- Printing and publishing plant
- Warehousing and distribution

Building Height. Building heights will not be more than 7 stories or 85 feet.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the University Beach Entertainment Sub-District. They will provide for neighborhood gatherings and recreation, and will be fronted by commercial, entertainment, or multi-family buildings. Connecting trails and boardwalks are included along the lagoon edge and will be considered as part of the open space requirement. The general locations of open space, boardwalks, and lagoon trails are indicated on the Master Plan (see Attachment).

Zoning Standards. The following zoning standards are granted part of the University Beach Entertainment Sub-District:

Landscaping: There are no buffer requirements within the internal development of the Entertainment Sub-District or between the Entertainment and Residential Sub-District.

Parking Spaces: Parking spaces must have a minimum dimension of 9'x18' in the Entertainment Sub-District. Parking will be shared between uses with a minimum of 1,500 spaces to be provided within the Entertainment Sub-District.

- Maximum Height – 7 Stories or 85 feet
- Maximum ISR – None
- All open space requirements have been satisfied in the Master Plan (see Attachment)
- All multi-family structures built in the University Beach Entertainment Sub-District must have either commercial uses on the ground floor or a 12' minimum

finished ceiling height on the ground floor to accommodate for future conversion to commercial uses.

- There are no setbacks and lot area width requirements in the Entertainment Sub-District.
- The building facades may be finished with brick, stone, split-face block, architectural metal panels, architectural wood cladding, and other cementitious materials.
- The exterior wall plane visible from a public street may exceed 30 feet without articulation, including recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, porches, or fenestration.
- A water park and lagoon are permitted uses.

Attachments

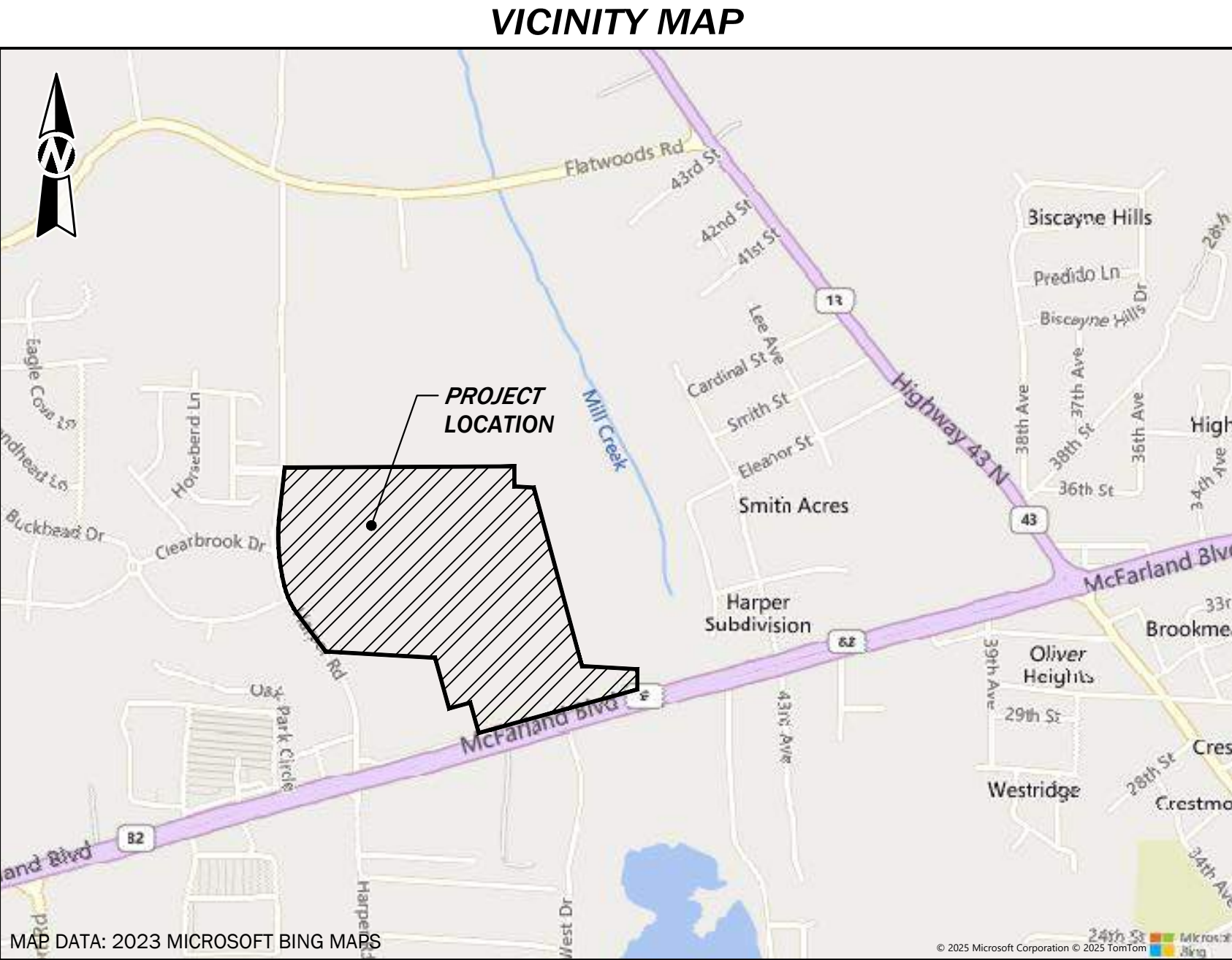
UNIVERSITY BEACH MIXED-USE DEVELOPMENT SPECIAL DISTRICT SUBMITTAL PACKAGE

UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

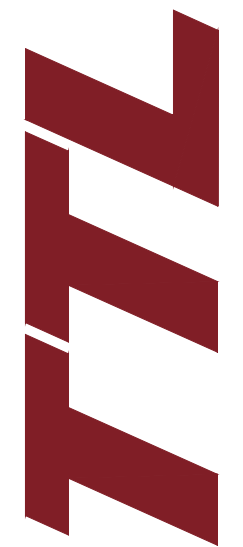
TTL PROJECT NO. 23-01-01669.00

INITIAL SUBMITTAL - MARCH 11, 2025
RESPONSE TO CITY COMMENTS - MARCH 25, 2025

PROPERTY OWNER/DEVELOPER/APPLICANT
UNIVERSITY BEACH, LLC
8525 SPECTRUM DRIVE
MCKINNEY, TEXAS 75072



INDEX TO SHEETS	
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EXISTING CONDITIONS PLAN	SD2.1
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SITE MASTER PLAN (ALTERNATIVE - ADDITIONAL SINGLE FAMILY)	SD3.2
SITE PHASING PLAN	SD4.1
SITE CIRCULATION PLAN	SD5.1
SITE UTILITY PLAN	SD6.1
SITE OPEN SPACE PLAN	SD7.1
SITE DRAINAGE PLAN	SD8.1
SITE LANDSCAPE PLAN	SD9.1
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SITE SIGNAGE PLANS	XS001 - XS008



3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

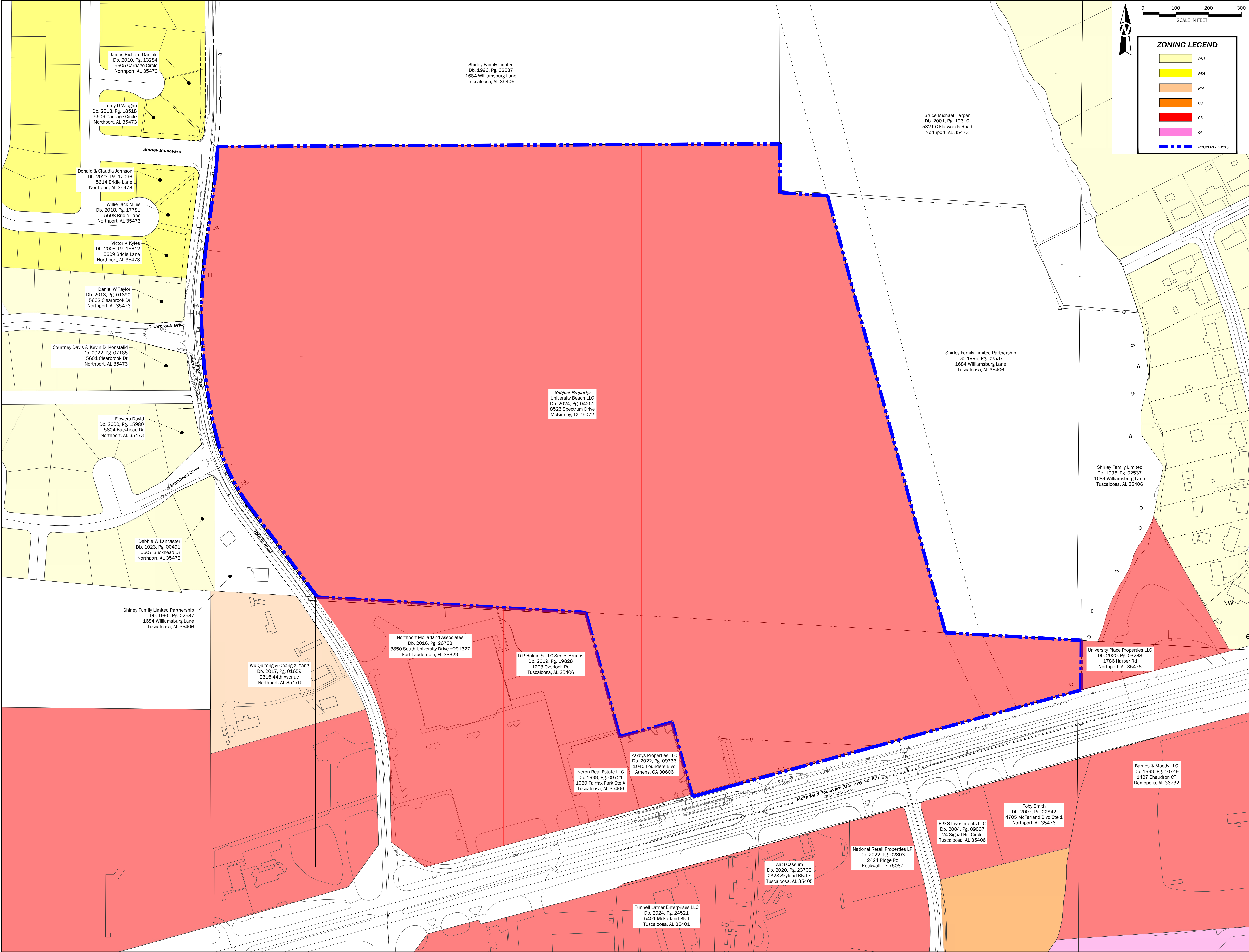
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION)

APPROVED BY:
TTL, INC.

JOHN ANDREW MCCARTNEY, P.E.
ALABAMA REG. NO. 30070

SET NO. _____



0100200300
SCALE IN FEET

ZONING LEGEND

RS1

RS4

RM

C3

C6

OI

PROPERTY LIMITS

TTL

3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

PROPERTY ZONING MAP

No.	Date	Revision Description

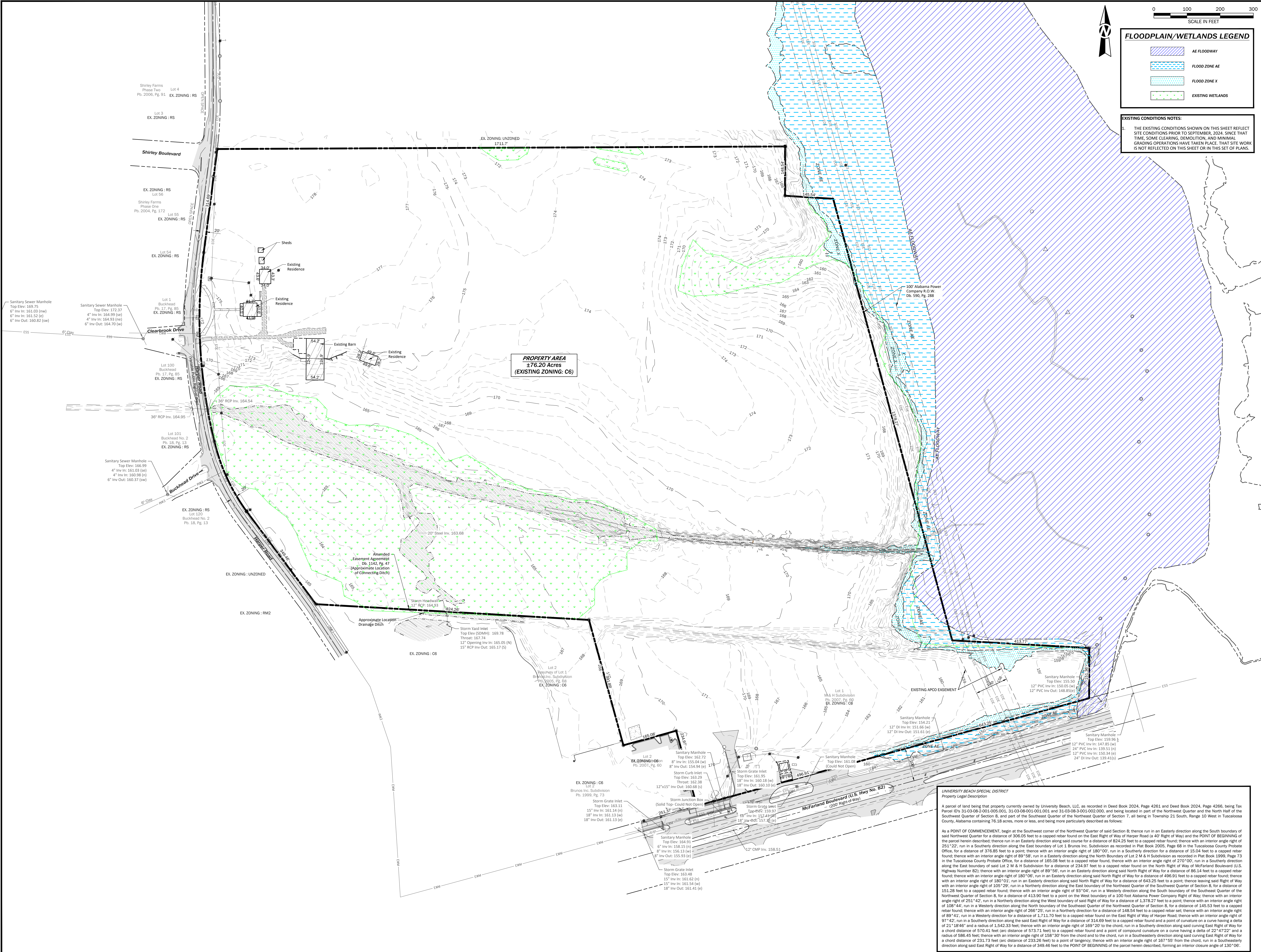
Drawn By: J.T.S.
Date: 03/11/2025
File Name: 231665 Sheet SD1.01 Property Zoning Mapping

Checked By: J.A.M.
Proj. No: 23-03-01659-00
Sheet No: 231665 Sheet SD1.01 Property Zoning Mapping

Sheet Title

Sheet No.

SD1.1



0100200300

SCALE IN FEET

FLOODPLAIN/WETLANDS LEGEND

AE FLOODWAY

FLOOD ZONE AE

FLOOD ZONE X

EXISTING WETLANDS

EXISTING CONDITIONS NOTES:

1. THE EXISTING CONDITIONS SHOWN ON THIS SHEET REFLECT SITE CONDITIONS PRIOR TO SEPTEMBER, 2024. SINCE THAT TIME, SOME CLEARING, DEMOLITION, AND MINIMAL GRADING OPERATIONS HAVE TAKEN PLACE. THAT SITE WORK IS NOT REFLECTED ON THIS SHEET OR IN THIS SET OF PLANS.

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SPECIAL DISTRICT SUBMITTAL PACKAGE

UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION
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EXISTING CONDITIONS PLAN

No.	Date	Revision Description

Sheet Title

Drawn By: J.S.

Date: 03/11/2025

Checked By: A.M.

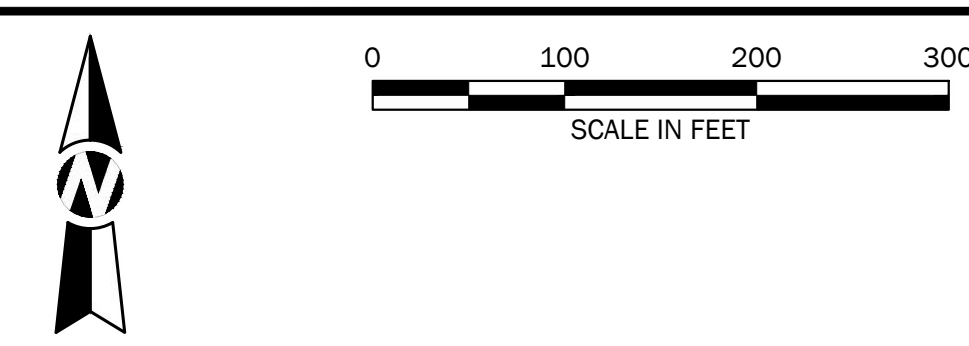
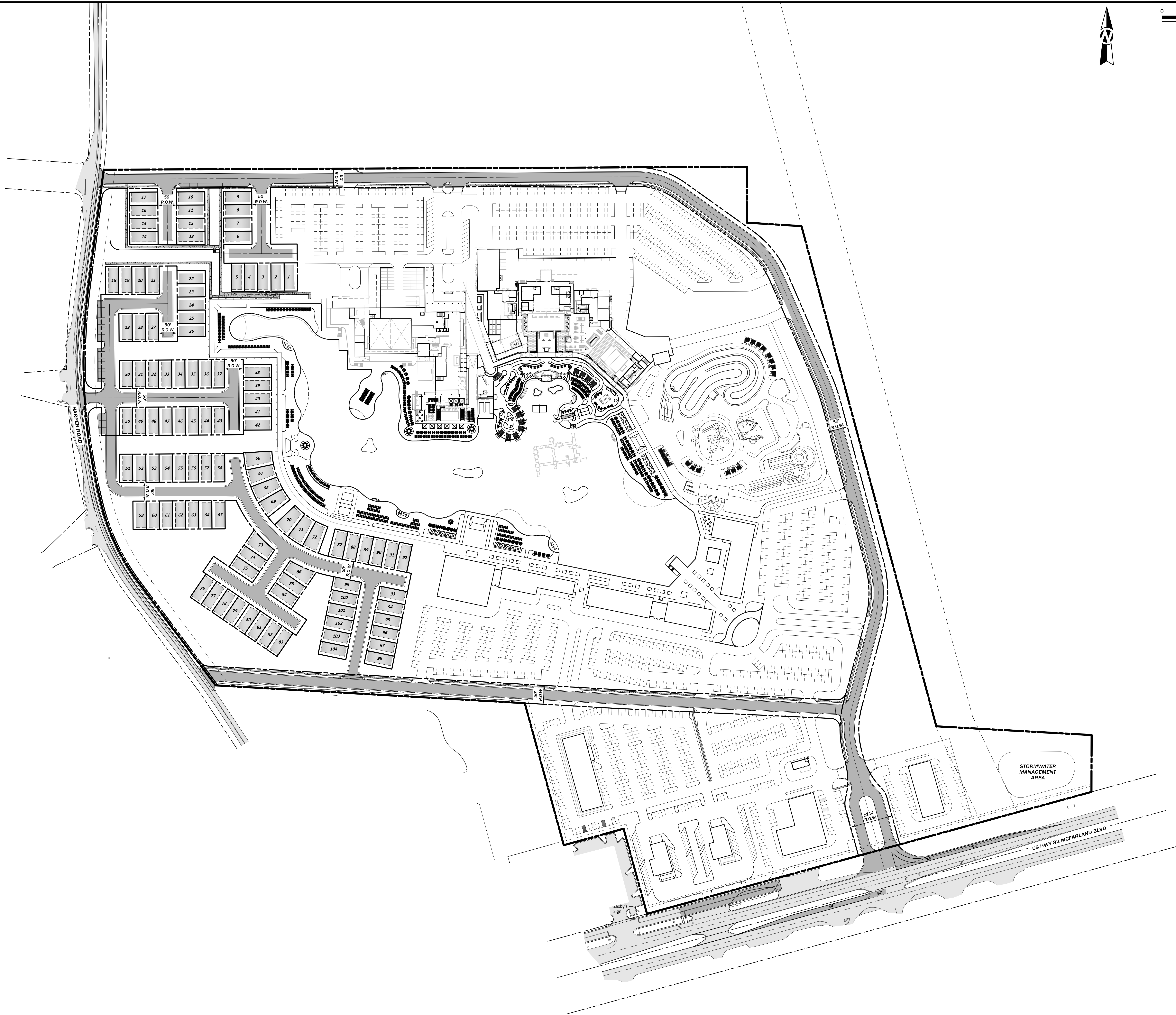
Proj. No: 23-03-01659-00

File Name: 231659-Sheet SD2 01 Existing Conditions Plan.dwg

Sheet No.

SD2.1

Page 21 of 204



- NOTES:
1. THIS ALTERNATE MASTER PLAN REFLECTS AN OPTION FOR ADDITIONAL SINGLE-FAMILY RESIDENTIAL LOTS IN PLACE OF THE MULTI-FAMILY LOT REFLECTED ON THE COLORED MASTER PLAN.
 2. THIS LAYOUT IS SCHEMATIC IN NATURE, REFLECTING ONLY A POSSIBLE LAYOUT OF SINGLE-FAMILY LOTS. FINAL LOT LAYOUTS WILL BE PROVIDED WITH PRELIMINARY PLAT.

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Sheet Title

SITE MASTER PLAN (ALT.)

No.	Date	Revision Description

Drawn By: J.T.S.
Date: 03/11/2025
File Name: 231665 Sheet SD3 02 Site Master Plan Alt.png

Checked By: J.A.M.
Date: 03/11/2025
File Name: 231665 Sheet SD3 02 Site Master Plan Alt.png

Sheet No.

SD3.2



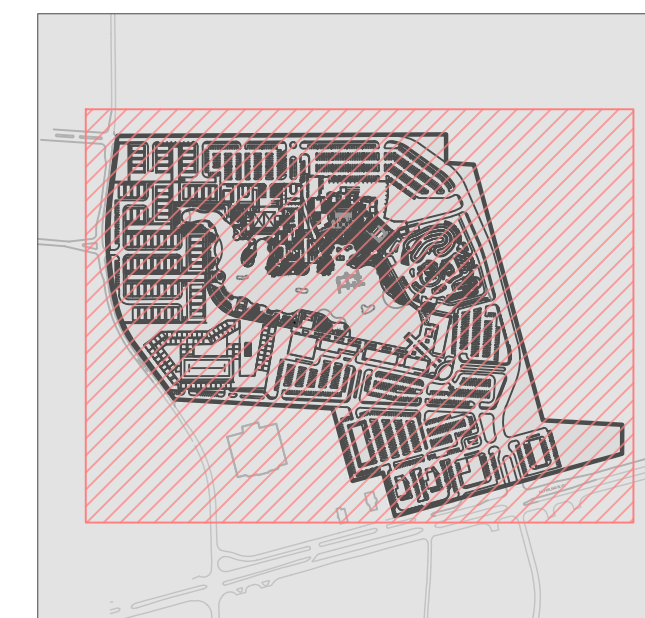
LEGEND

- **VEHICULAR CIRCULATION**
- **PUBLIC PEDESTRIAN FACILITIES (PUBLICLY MAINTAINED)**
- **PUBLIC PEDESTRIAN FACILITIES (PRIVATELY MAINTAINED)**
- **PRIVATE PEDESTRIAN FACILITIES (PRIVATELY MAINTAINED)**
- **BICYCLE FACILITIES**

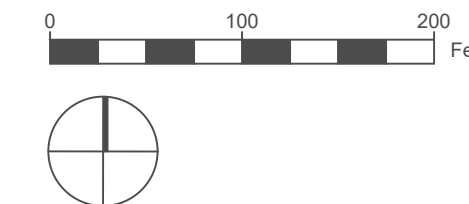
NOTES

1. VEHICLE CIRCULATION AND PEDESTRIAN/BIKE FACILITIES TO BE FINALIZED AT THE SUBMITTAL OF PRELIMINARY PLAT.

KEY PLAN



Scale: 1" - 100'-0"

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SITE CIRCULATION PLAN

No.	Date	Revision Description

Drawn By:	Checked By:
Date: 03/24/2025	Proj. No.: 23-01-01669.00
File Name: 2004.2	Special Detail Plans.dwg

Sheet No.
SD5.1



MASTER UTILITY LEGEND

PWM	PROPOSED WATER MAIN
PFL	PROPOSED FIRE LINE
FWV	PROPOSED FIRE VALVE
FHY	PROPOSED FIRE HYDRANT
WM	PROPOSED WATER METER
DCV	PROPOSED DETECTOR CHECK & VAULT
IRM	PROPOSED IRRIGATION METER
PRV	PROPOSED PRESSURE REDUCING VALVE
BFP	PROPOSED BACKFLOW PREVENTER
PMSC	PROPOSED POST MOUNTED SIAMESE CONNECTION
EW	EXISTING WATER MAIN
EFH	EXISTING FIRE HYDRANT
ESM	PROPOSED SANITARY SEWER MAIN
FSM	PROPOSED SANITARY SEWER FORCE MAIN
SMH	PROPOSED SANITARY SEWER MANHOLE
SC	PROPOSED SANITARY SEWER CLEANOUT
ES	EXISTING SANITARY SEWER MAIN
SM	EXISTING SANITARY SEWER MANHOLE

NOTES:

1. PROPOSED SANITARY SEWER & WATER INFRASTRUCTURE REFLECTED ON THIS SHEET IS CONCEPTUAL IN NATURE ONLY AND IS SUBJECT TO MODIFICATION BASED ON DETAILED CALCULATIONS DURING FINAL DESIGN AND LAND DEVELOPMENT PERMITTING.

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SITE UTILITY PLAN

No.	Date	Revision Description

Drawn By: J.T.S.

Date: 03/11/2025

File Name: 231665-Sheet SD6.01-Utility-Plan.dwg

Checked By: A.M.

Proj. No: 23-03-01669-00

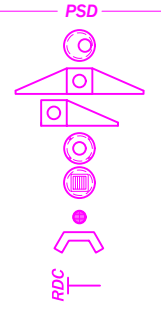
Sheet No.
SD6.1

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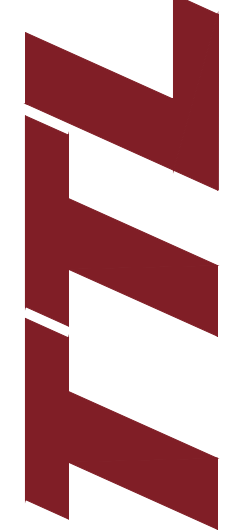


0100200300
SCALE IN FEET



STORM LEGEND
PROPOSED STORM DRAIN
PROPOSED STORM JUNCTION BOX
PROPOSED STORM DOUBLE WING INLET
PROPOSED STORM SINGLE WING INLET
PROPOSED STORM YARD INLET
PROPOSED STORM GRATE INLET
PROPOSED STORM DRAIN BASIN
PROPOSED STORM HEADWALL
PROPOSED ROOF DRAIN COLLECTOR

NOTES:
1. PROPOSED STORM DRAINAGE INFRASTRUCTURE REFLECTED ON THIS SHEET IS CONCEPTUAL IN NATURE ONLY AND IS SUBJECT TO MODIFICATION DURING FINAL DESIGN, DETAILED CALCULATIONS, AND LAND DEVELOPMENT PERMITTING. FINAL STORMWATER DETENTION, SOME OF WHICH MAY BE REQUIRED UNDER PARKING AREAS, AND ANY WATER QUALITY TECHNIQUES WILL BE INCLUDED AS PART OF FINAL DESIGN PLANS SUBMITTED TO THE CITY OF NORTHPORT FOR REVIEW/PERMITTING.



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NORTHPORT, ALABAMA

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OR IMPLEMENTATION)

SITE DRAINAGE PLAN

Sheet Title

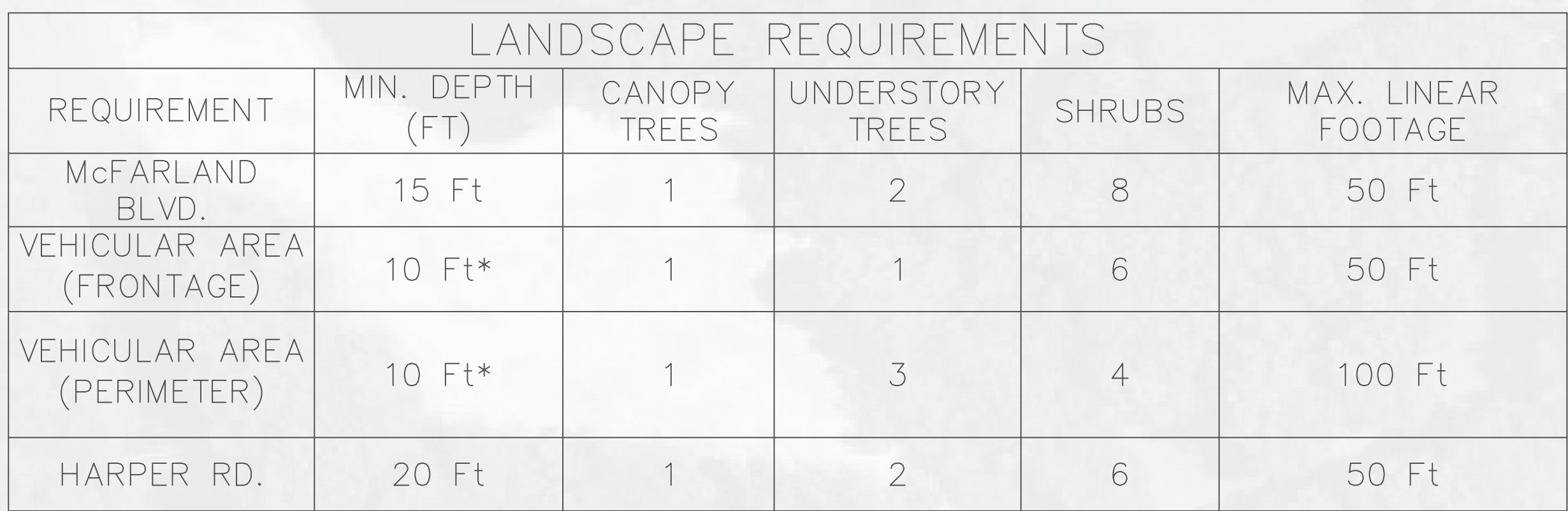
No.	Date	Revision Description

Drawn By: J.T.S.
Date: 03/11/2025
File Name: 231665 Sheet SD8.01 Drainage Plan.dwg

Checked By: J.A.M.
Date: 03/11/2025
File Name: 231665 Sheet SD8.01 Drainage Plan.dwg

Sheet No.

SD8.1



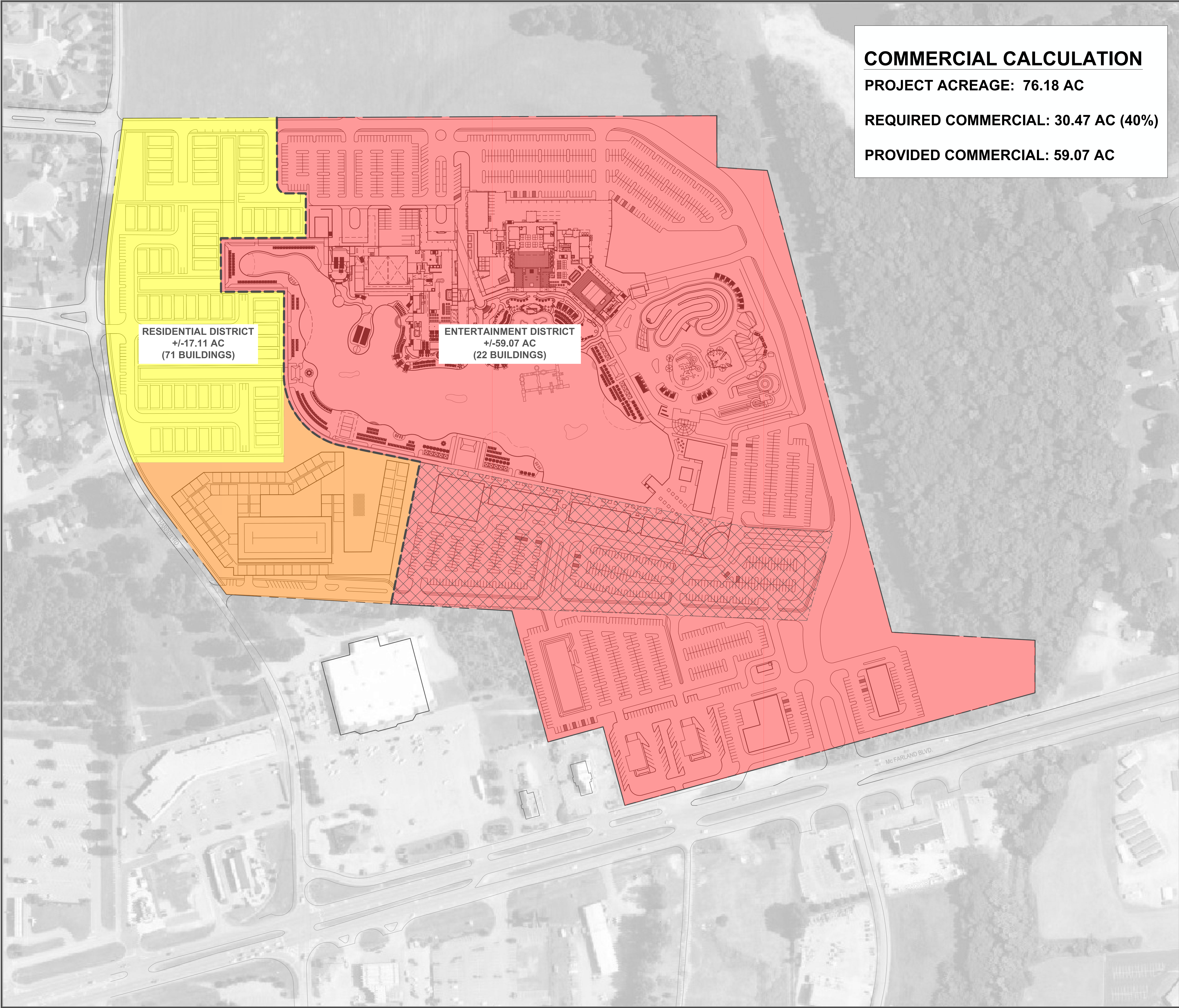
1. A VARIANCE TO ALLOW NO BUFFERS BETWEEN ADJACENT USES WITHIN THE SPECIAL DISTRICT PLAN.
2. A VARIANCE TO ALLOW PARKING BUFFERS TO INCLUDE PEDESTRIAN PATHS AND PLANTING LOCATED WITHIN RIGHTS-OF-WAY FOR PARKING AREAS LOCATED ADJACENT TO RIGHTS-OF-WAY WITHIN THE SPECIAL DISTRICT PLAN.

- LANDSCAPED AREA
- LAGOON AREA
- CANOPY TREE
- LANDSCAPE BUFFER

1. **PLANTING MATERIAL AND LOCATIONS TO BE FINALIZED AT THE SUBMITTAL OF BUILDING PERMIT DOCUMENTS.**
2. **LANDSCAPING ADJACENT TO McFARLAND BLVD. SHALL COMPLY WITH ARTICLE 6.04.06 'SETBACKS AND LANDSCAPING' OF THE NORTHPORT ZONING ORDINANCE.**
3. **CREPE MYRTLES SHALL NOT COMPRISE MORE THAN THIRTY (30) PERCENT OF UNDERSTORY PLANTING.**

Scale: 1" = 100'-0"





LEGEND

SINGLE-FAMILY

MULTI-FAMILY

COMMERCIAL

MULTI-FAMILY PERMITTED
USE LIMITS WITHIN
ENTERTAINMENT DISTRICT

RESIDENTIAL DISTRICT

ENTERTAINMENT DISTRICT

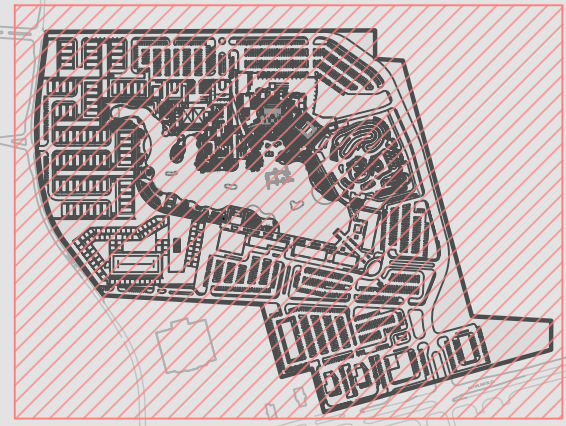
DISTRICT BOUNDARY

- NOTES**
1.

USE BOUNDARIES TO
BE FINALIZED AT THE
SUBMITTAL OF
PRELIMINARY PLAT.
2.

SEE SPECIAL DISTRICT
NARRATIVE FOR
PERMITTED USES AND
DEVELOPMENT
STANDARDS WITHIN
THE RESIDENTIAL AND
ENTERTAINMENT
DISTRICTS.

KEY PLAN



Scale: 1" = 100'-0"

0

100

200

Feet

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

edsa

800 N. ORANGE AVENUE, SUITE 300
ORLANDO, FLORIDA 32801 USA
TEL: 407.933.5555

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SHEET TITLE

SITE USE PLAN

No.	Date	Revision Description

Drawn By:
Date: 03/24/2025

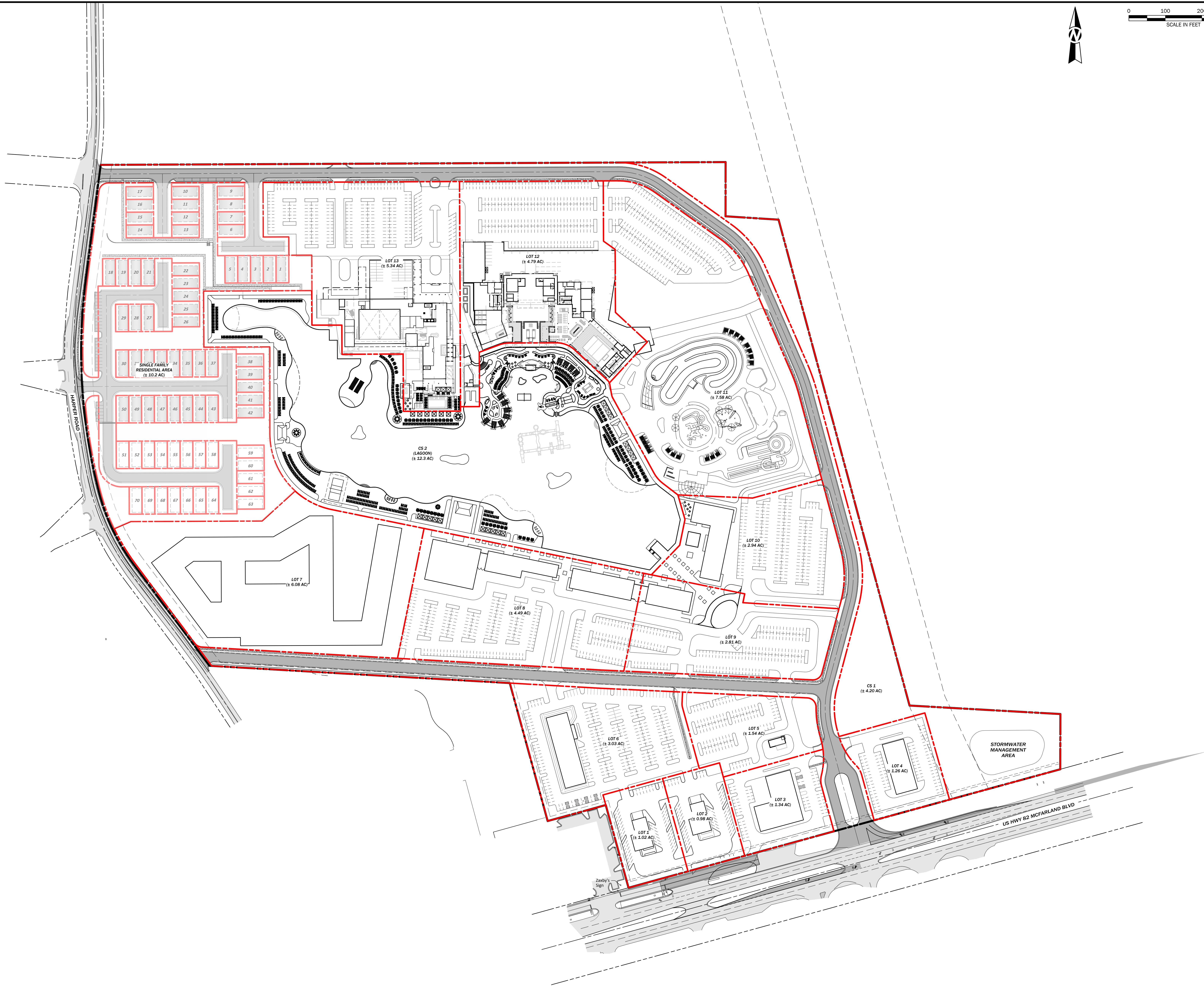
Checked By:
Date: 03/24/2025

Proj. No: 23-01-01659-00

File Name: 00013 - Special District Plans.dwg

SHEET NO.

SD10.1



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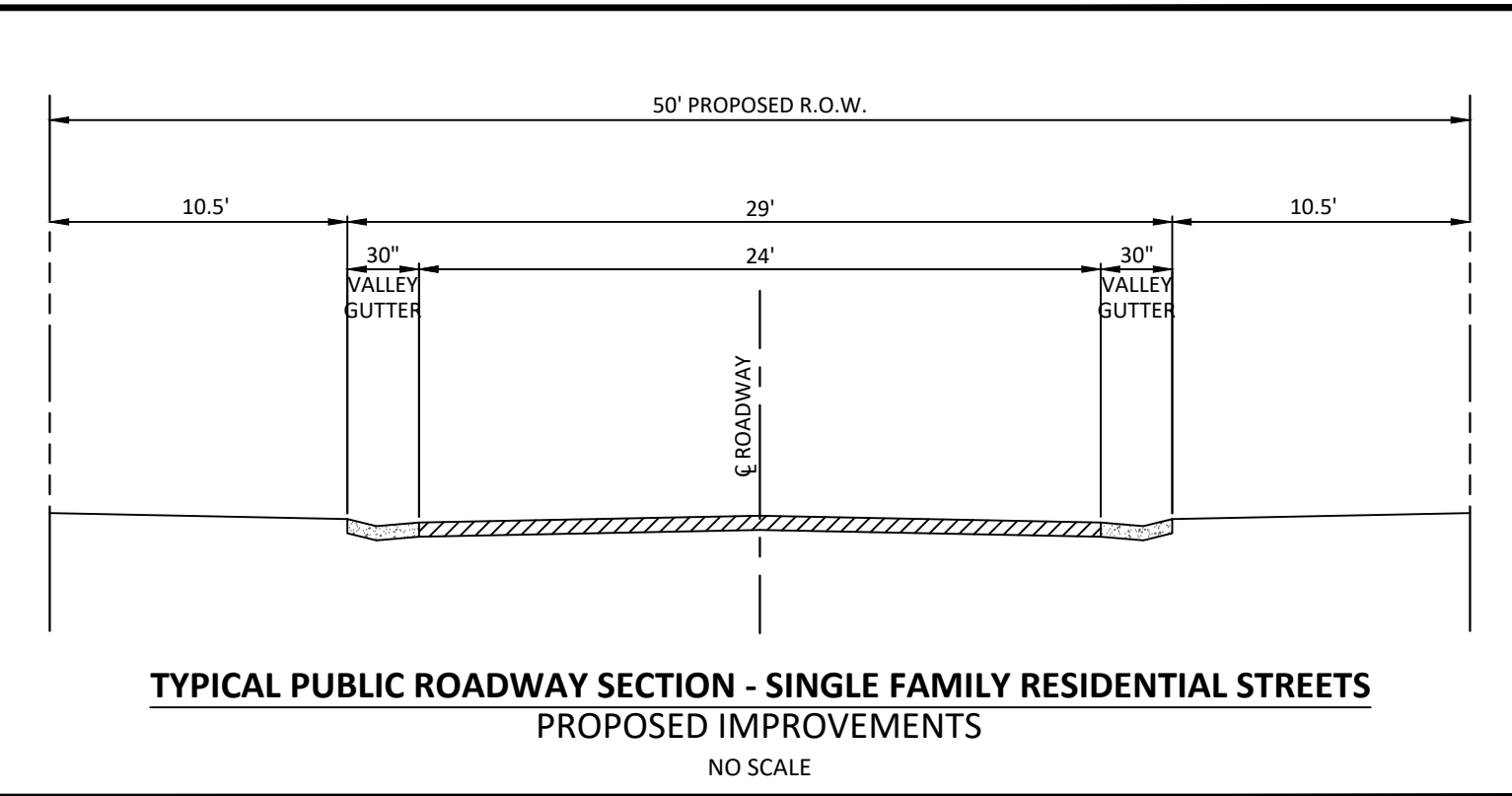
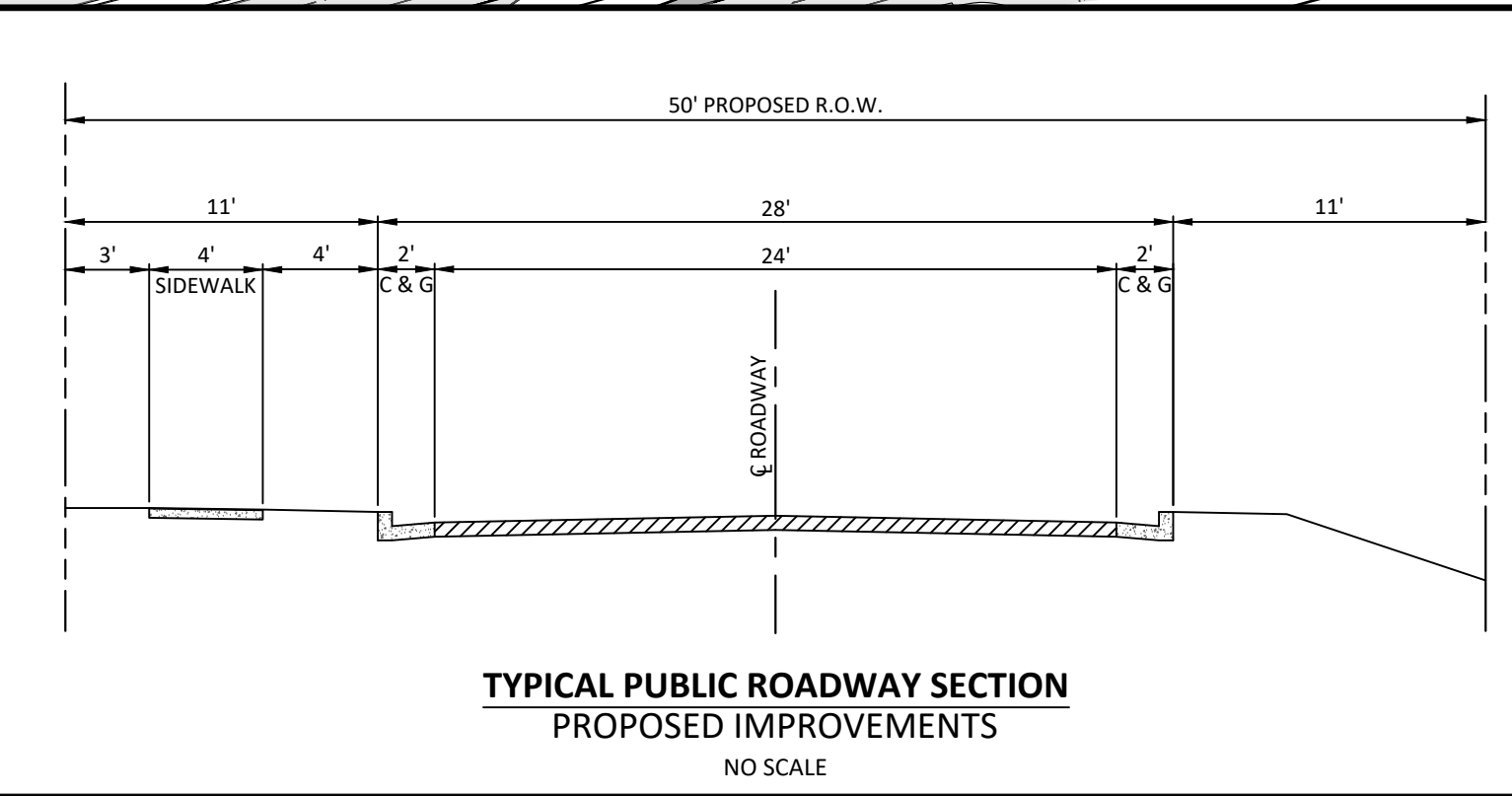
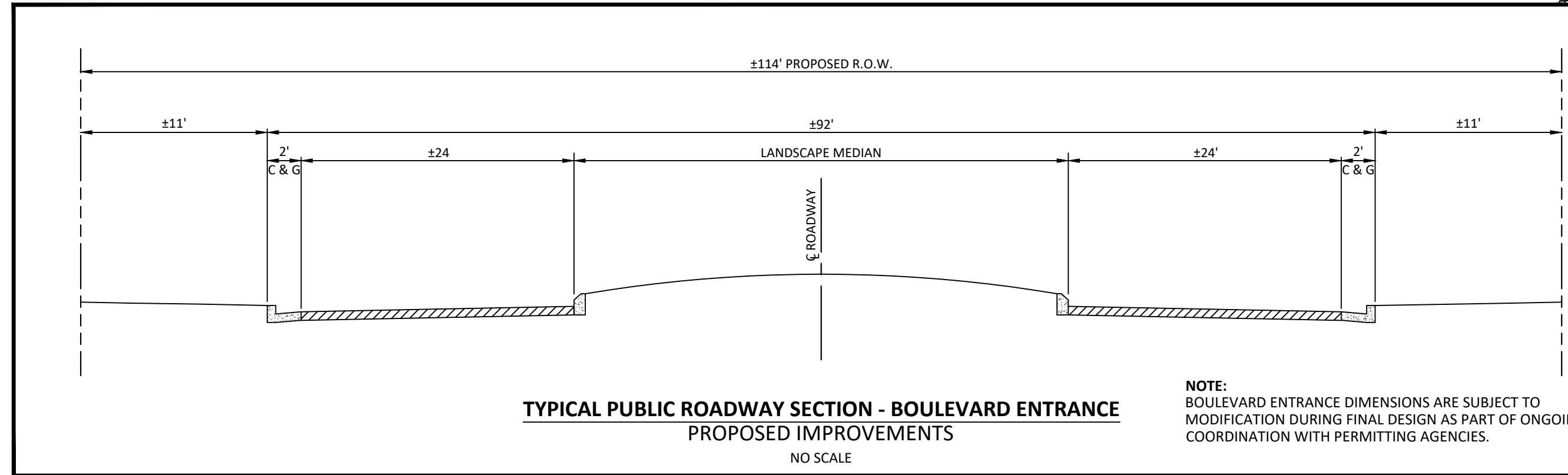
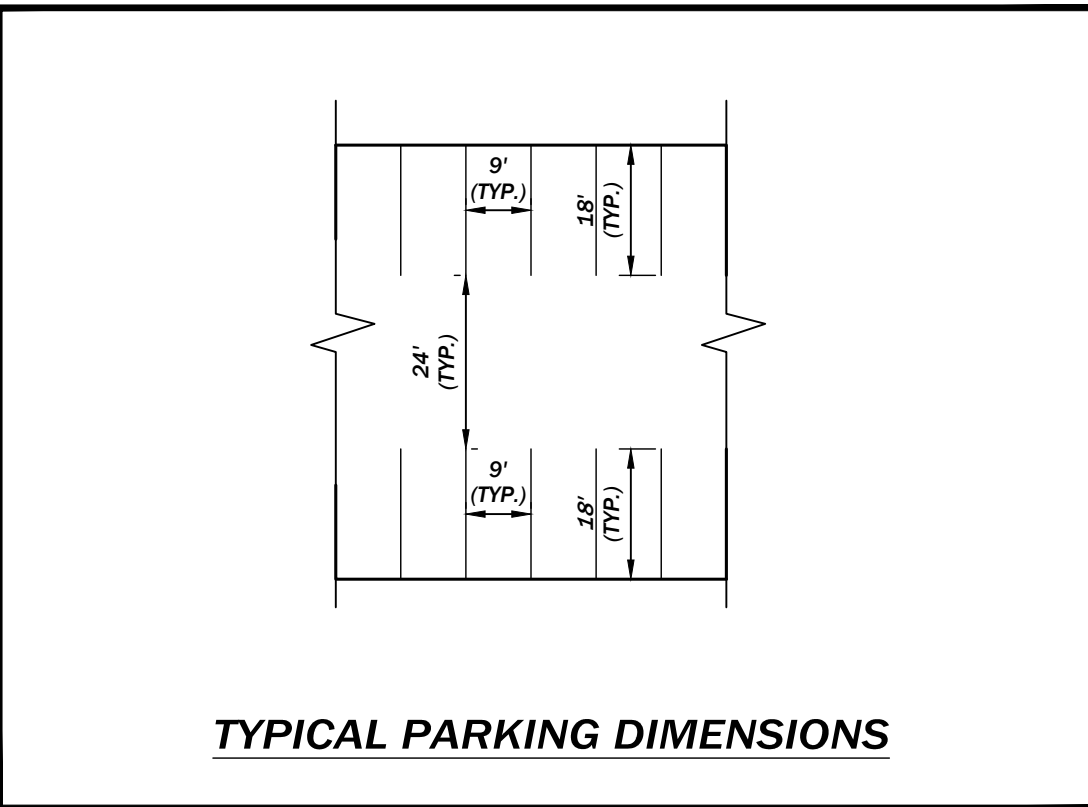
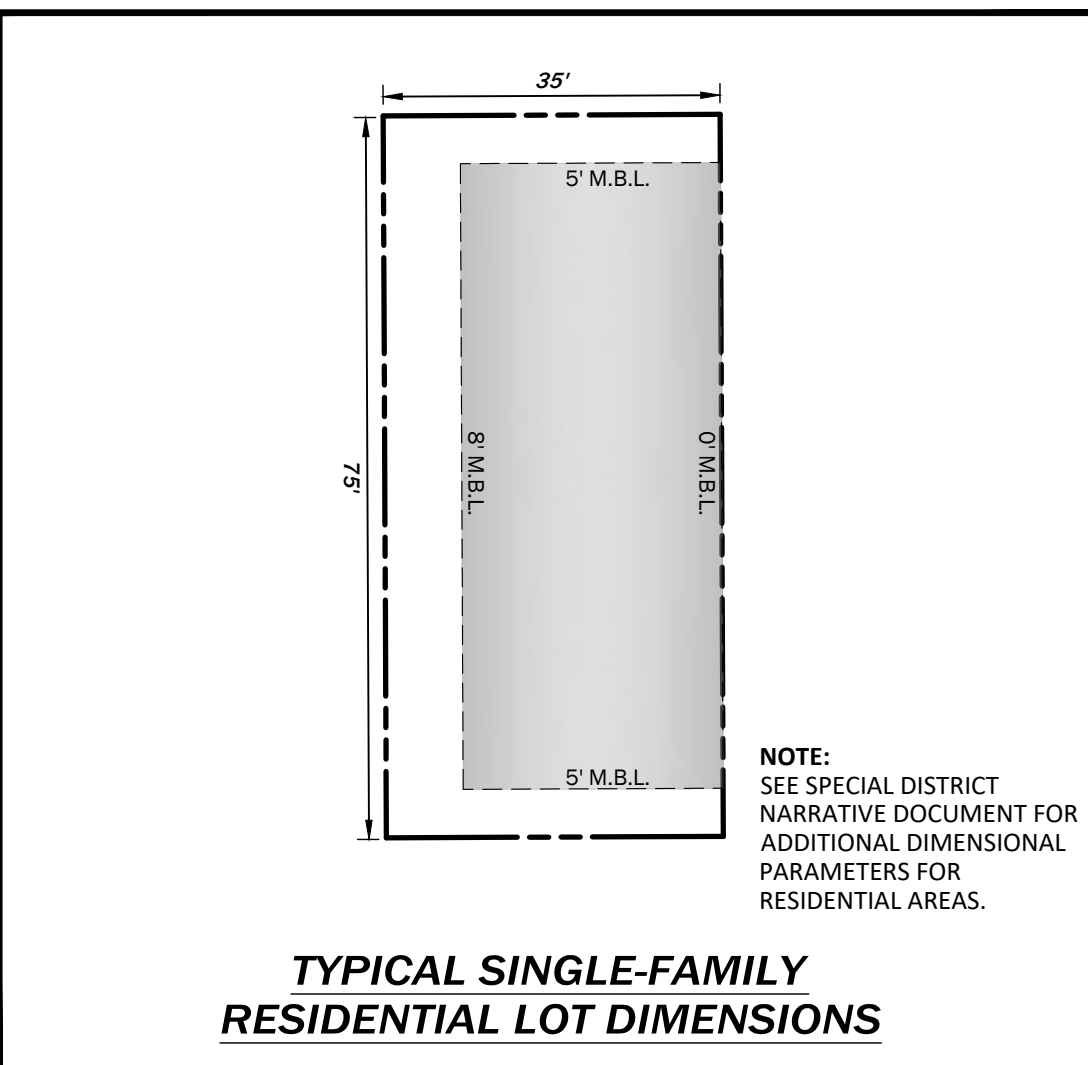
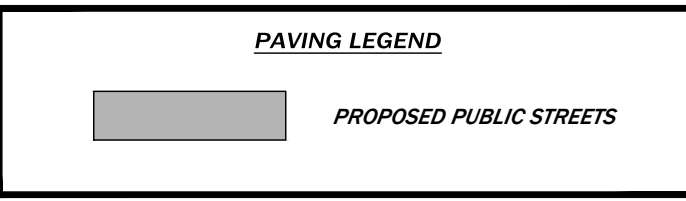
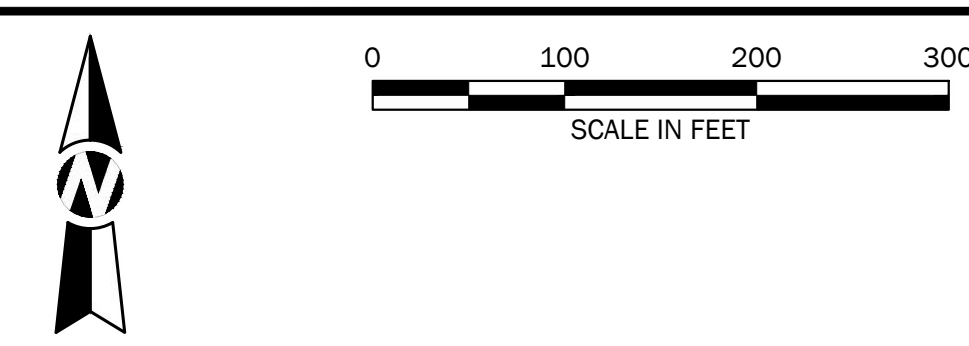
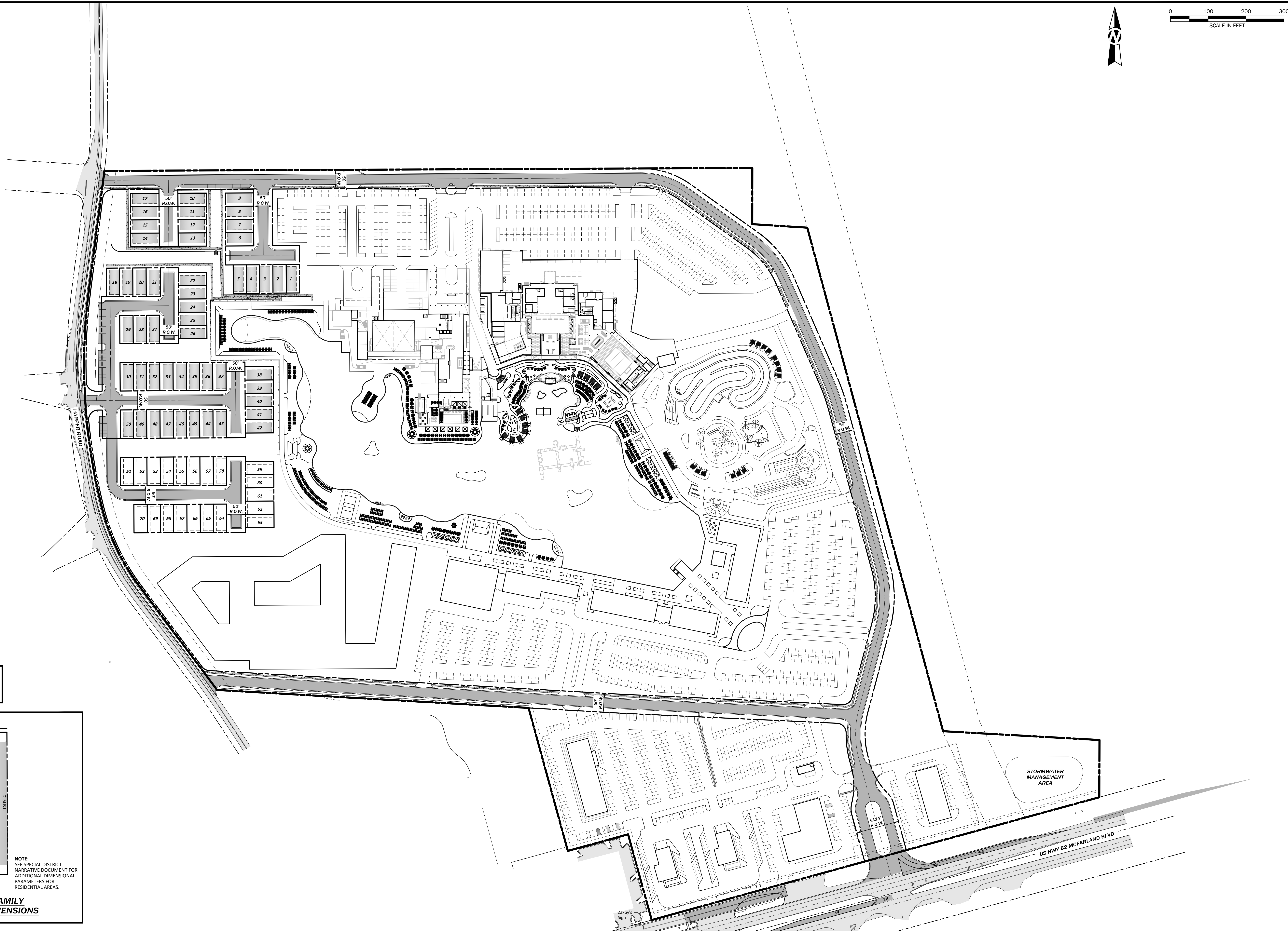
UNIVERSITY BEACH, LLC
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CONCEPT LOT LAYOUT PLAN			Sheet Title	
No.	Date	Revision Description		
Drawn By: J.T.S.			Checked By: J.A.M.	
Date: 03/11/2025			Proj. No: 231669.00	
File Name: 231669 Sheet SD13.01 Concept Lot Layout Plan.dwg				

Sheet No.

SD11.1



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SITE DIMENSIONAL PLAN			Revision Description	
No.	Date			
Drawn By: J.T.S.			Checked By: J.A.M.	
Date: 03/11/2025			Proj. No: 23-03-0169-00	
File Name: 231665 Sheet SD12.01 Site Dimensional Plan.dwg				



LEGEND

FH1

PROPOSED FIRE HYDRANT

FH1

FIRE HYDRANT CALLOUT

FDC

FIRE DEPARTMENT CONNECTION (FDC)

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

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NORTHPORT, ALABAMA

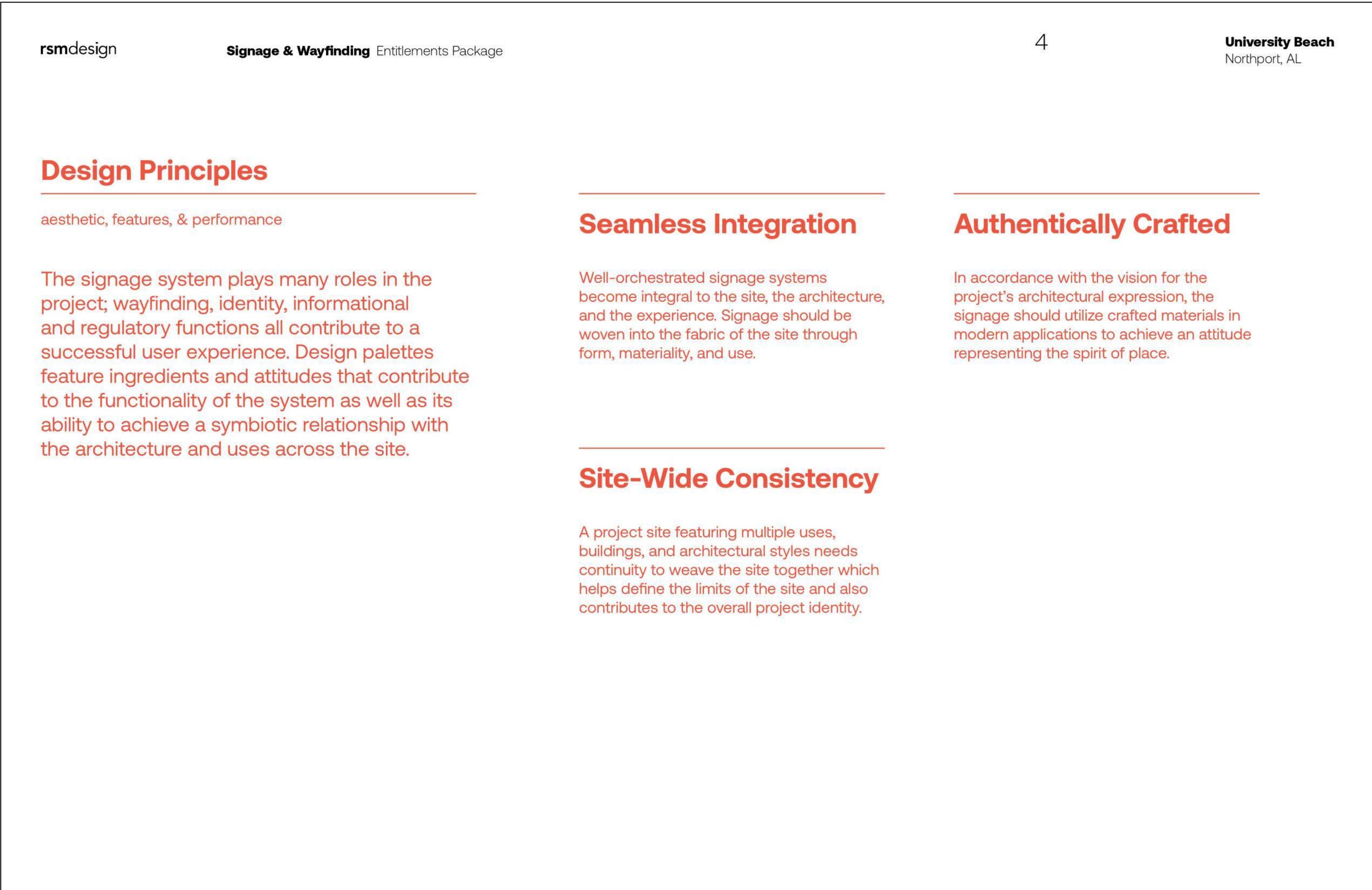
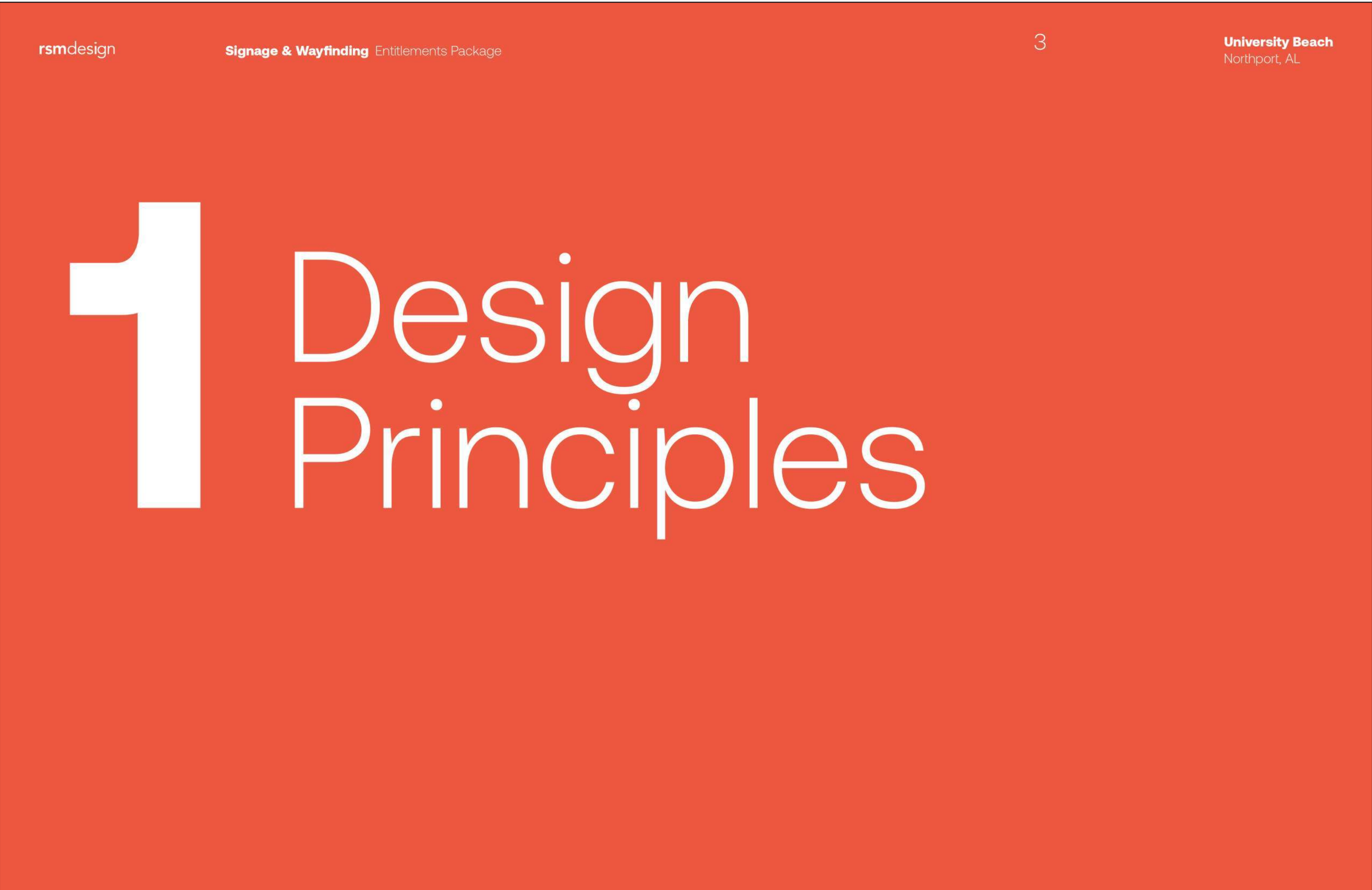
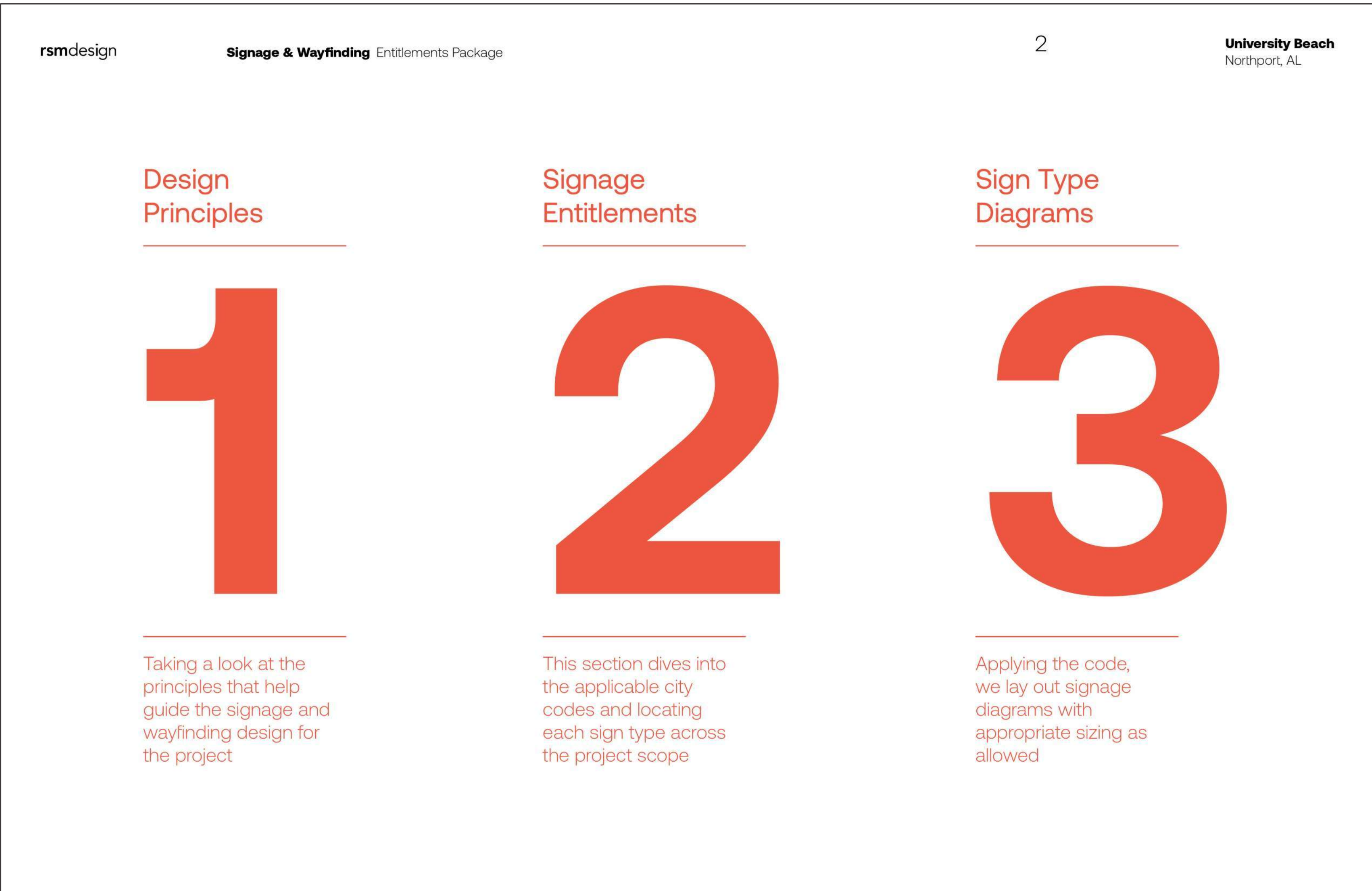
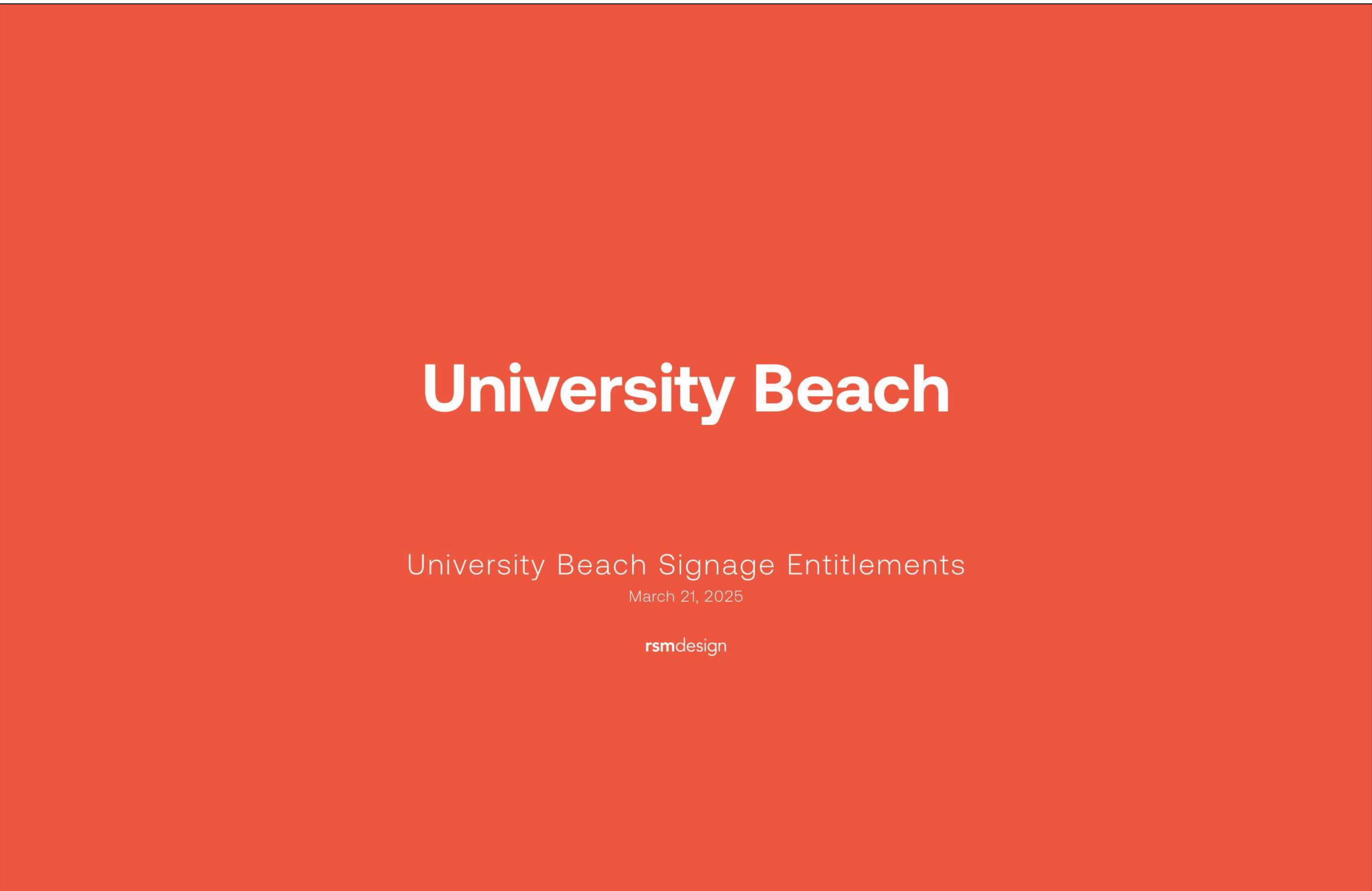
PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

FIRE RESCUE PLAN		Sheet Title
No.	Date	Revision Description
Drawn By: J.T.S.		Checked By: J.A.M.
Date: 03/11/2025		Proj. No.: 23-03-01659-00
File Name: 231659-Sheet SD13.01 Fire Rescue Plan.dwg		

Sheet No.
SD13.1

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Seamless Integration

Well-orchestrated signage systems become integral to the site, the architecture, and the experience. Signage should be woven into the fabric of the site through form, materiality, and use.



Authentically Crafted

In accordance with the vision for the project's architectural expression, the signage should utilize crafted materials in modern applications to achieve an attitude representing the spirit of place.



Site-Wide Consistency

A project site featuring multiple uses, buildings, and architectural styles needs continuity to weave the site together which helps define the limits of the site and also contributes to the overall project identity.

2

Signage
Entitlementments



Identity Signage

Identity signs serve many purposes. These signs play an important role in establishing the character of the site and promote the various brands that are found throughout the project.

- # | IDENTITY SIGNAGE
- A1

Primary Identity Monument
- A2

Secondary Identity Monument
- A3

Digital Pylon Identity
- A4

Tenant Identity Totems NP
- A5

Freestanding Tenant Identity Monument
- A6

Building Addresses NP
- A7

Home Addresses NP
- A8

Building Mounted Tenant Identity
- # | WAYFINDING SIGNAGE
- B1

Vehicular Directional
- B2

Pedestrian Directional
- B3

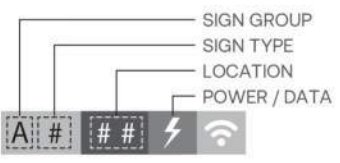
Advertising / Event Kiosk
- B4

Rules & Regulations Identity
- # | PARKING SIGNAGE
- P1

Parking Directional
- P2

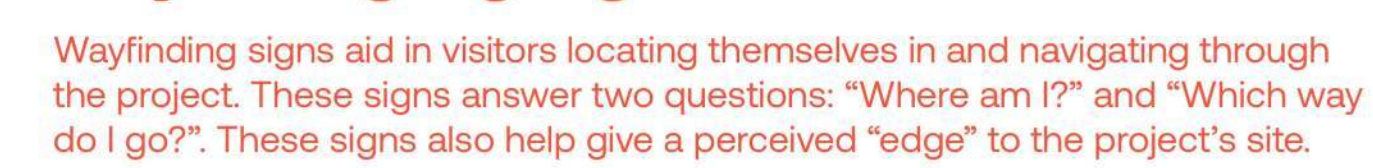
Parking Space Identity NP
- P3

Enhanced Regulatory Signage NP



1 Location Plan
Scale: NTS





rsmdesign

Signage & Wayfinding

Entitlements Package

15

University Beach
Northport, AL

3

Sign Type
Diagrams

rsmdesign

Signage & Wayfinding

Entitlements Package

16

University Beach
Northport, AL

Sign Type A1

primary identity monument

APPLICABLE CODE SECTIONS
Sec. 10.07.01 - Signs at Entrances
Sign design recommended exceeds allowed face area total by 319 square feet. Additionally, the code permits only one entry sign. A variance may be needed.

SIGN DESCRIPTION & INFORMATION
The primary function of the monument is to identify the project with the brand mark and identify the vehicular entrance to the site. In addition to the project name, this sign may include identities for anchor tenants.

DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	8' - 0"
DISTRICT MAXIMUM AREA	650 sq. ft. (face)
MAXIMUM AREA PER CODE	36 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted

rsmdesign

Signage & Wayfinding

Entitlements Package

17

University Beach
Northport, AL

Sign Type A2

secondary identity monument

APPLICABLE CODE SECTIONS
Sec. 10.07.01 - Signs at Entrances
Sign design recommended exceeds allowed face area total by 48 square feet. Additionally, the code permits only one entry sign. A variance may be needed.

SIGN DESCRIPTION & INFORMATION
The primary function of the monument is to identify the project with the brand mark and identify the vehicular entrance to the site. In addition to the project name, this sign may include identities for anchor tenants.

DISTRICT MAXIMUM HEIGHT	12' - 0"
MAXIMUM HEIGHT PER CODE	8' - 0"
DISTRICT MAXIMUM AREA	336 sq. ft. (face)
MAXIMUM AREA PER CODE	36 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted

rsmdesign

Signage & Wayfinding

Entitlements Package

18

University Beach
Northport, AL

Sign Type A3

digital identity pylon

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION
The primary function of the digital totem is to not only generate revenue for the development, but also advertise events and other such items to the general public in an effort to bring more visitors. This sign is intended to be double-sided, so there will be a need for two screens.

DISTRICT MAXIMUM HEIGHT	50' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	650 sq. ft. (total) - 375 sq. ft. (screen)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (Yes)
INSTALLATION LOCATION	Ground Mounted

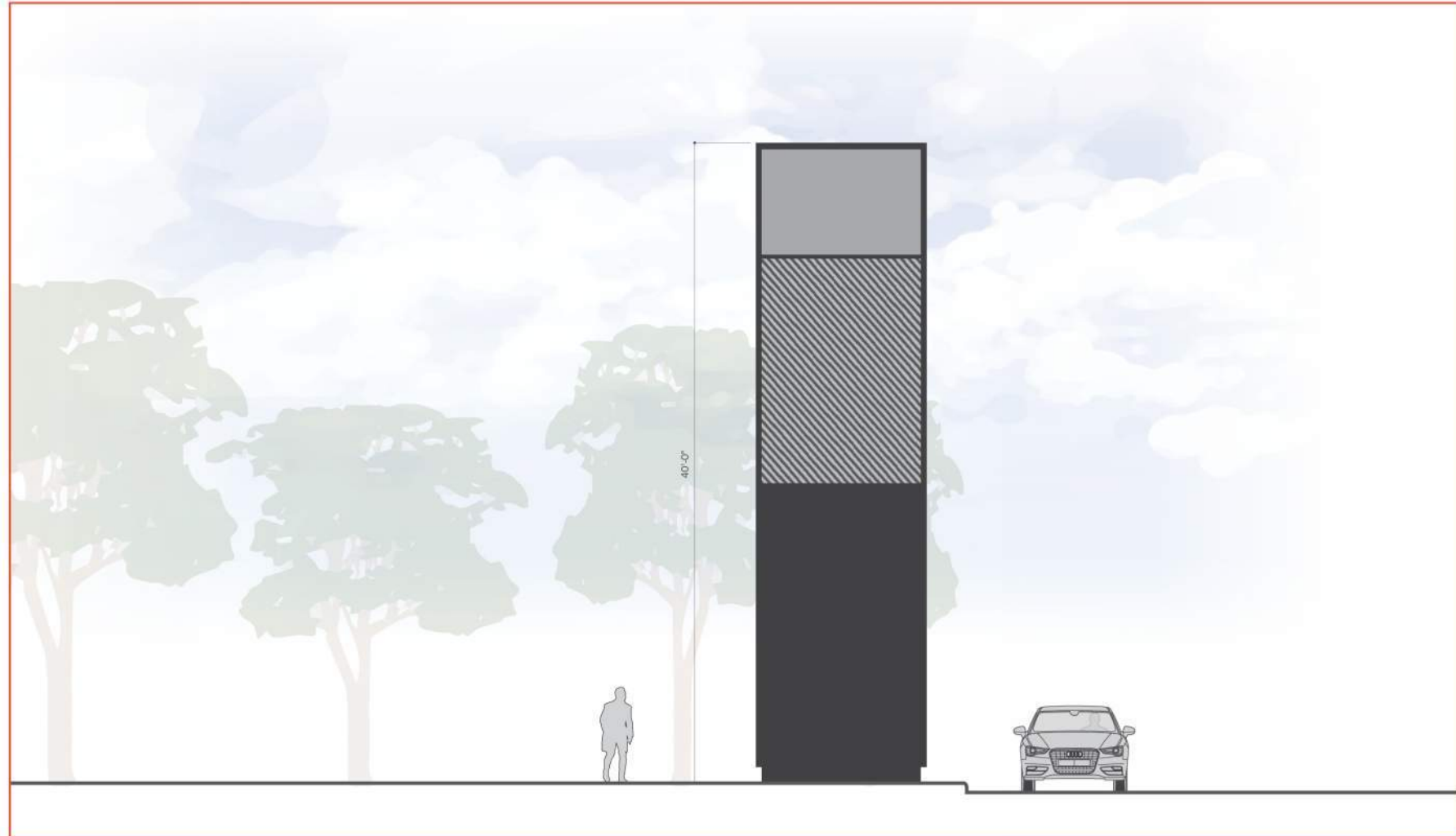
Sign Type A4

tenant identity totems

APPLICABLE CODE SECTIONS
Sec. 10.07.02 - Freestanding Signs
Sign design recommended exceeds allowed face area total by 105 square feet. Additionally, the code permits only one freestanding sign per "lot". A variance may be needed.

SIGN DESCRIPTION & INFORMATION
The primary function of the tenant identity totem is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	40' - 0"
MAXIMUM HEIGHT PER CODE	35' - 0"
DISTRICT MAXIMUM AREA	420 sq. ft. (face)
MAXIMUM AREA PER CODE	250 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



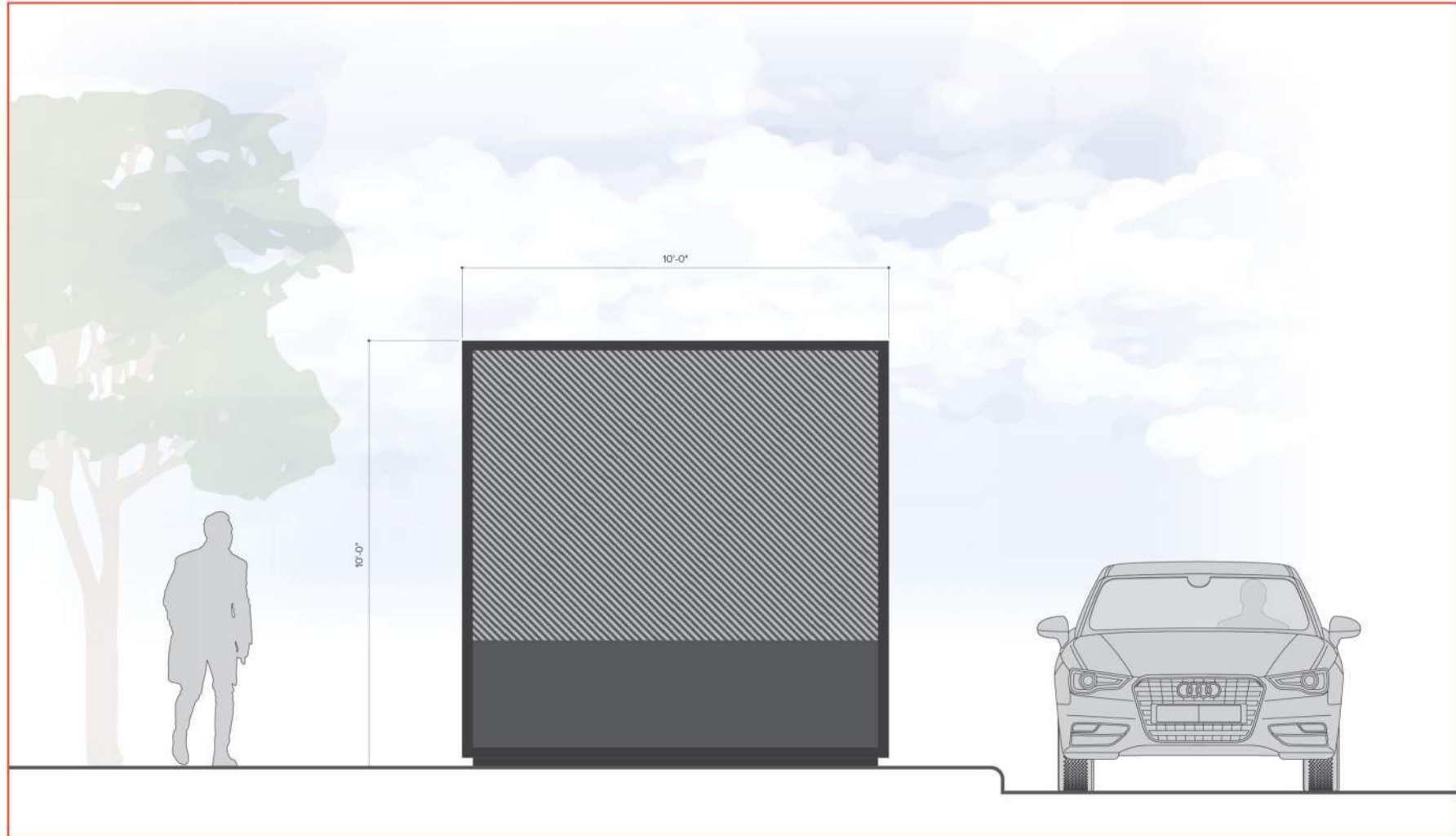
Sign Type A5

freestanding tenant identity monument

APPLICABLE CODE SECTIONS
Sec. 10.07.02 - Freestanding Signs
The code permits only one freestanding sign per "lot". A variance may be needed.

SIGN DESCRIPTION & INFORMATION
The primary function of the tenant identity totem is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	10' - 0"
MAXIMUM HEIGHT PER CODE	35' - 0"
DISTRICT MAXIMUM AREA	100 sq. ft. (face)
MAXIMUM AREA PER CODE	250 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



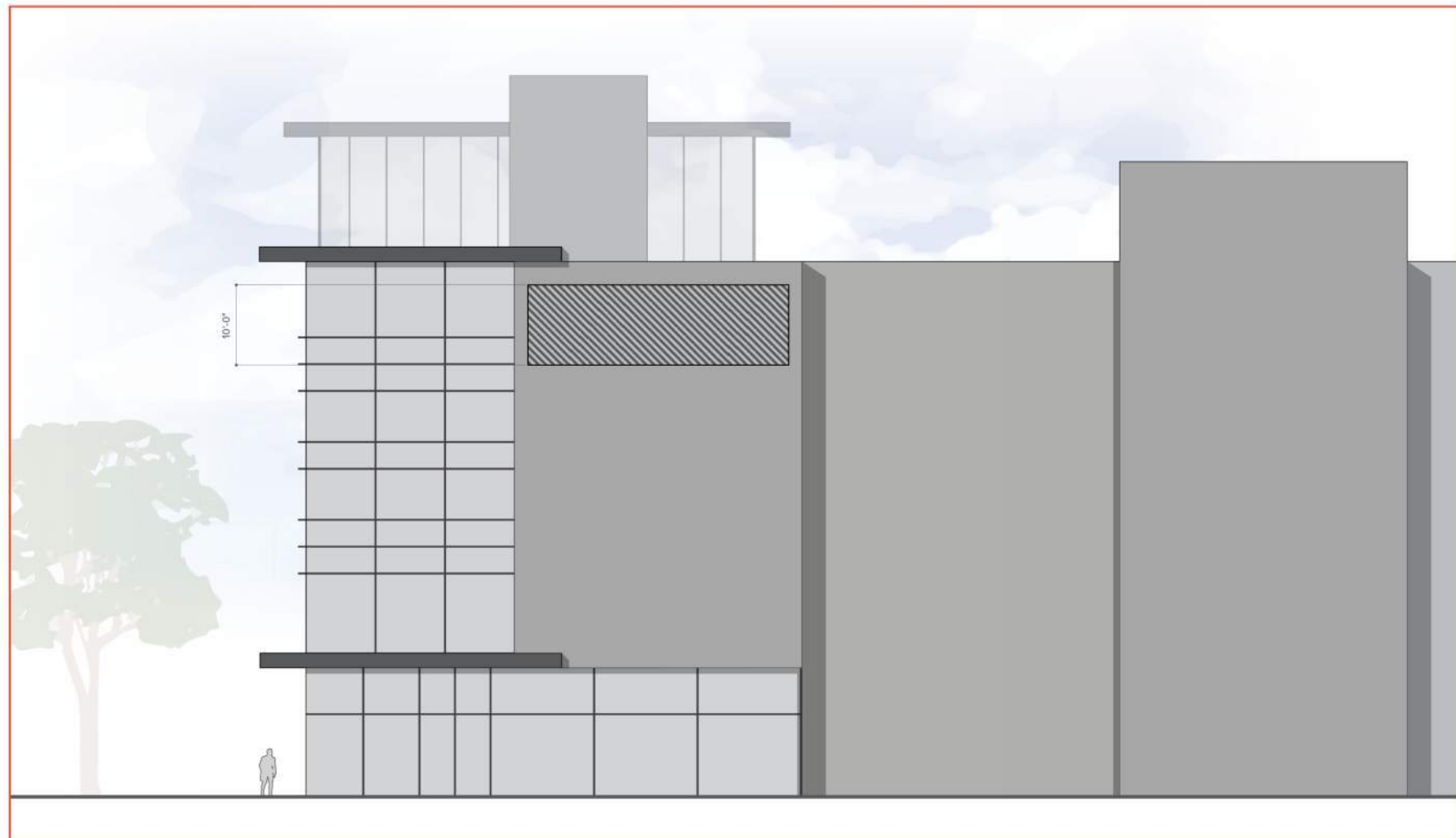
Sign Type A8

building mounted tenant identity

APPLICABLE CODE SECTIONS
Sec. 10.07.03 - Building (Wall) Signs
Sign design recommended exceeds allowed face area total by 25 square feet.

SIGN DESCRIPTION & INFORMATION
The primary function of the wall mounted tenant identity is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development and easily identify the desired destination.

DISTRICT MAXIMUM HEIGHT	10' - 0"
MAXIMUM HEIGHT PER CODE	7' - 0"
DISTRICT MAXIMUM AREA	325 sq. ft. (face)
MAXIMUM AREA PER CODE	300 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Building Mounted



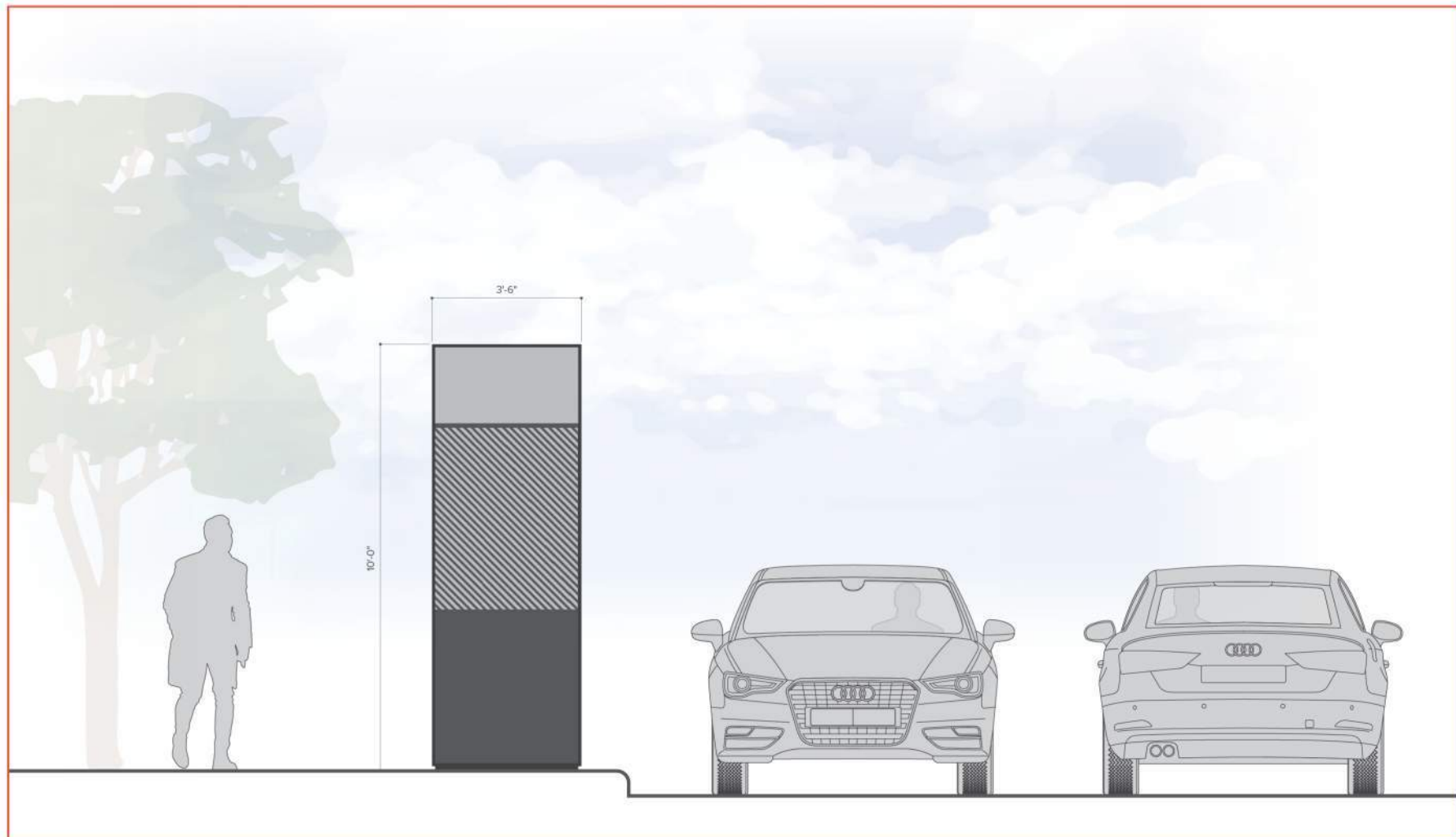
Sign Type B1

vehicular directional

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION
The primary function of vehicular directionals is to guide drivers safely and efficiently through parking lots, roadways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	10' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	35 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



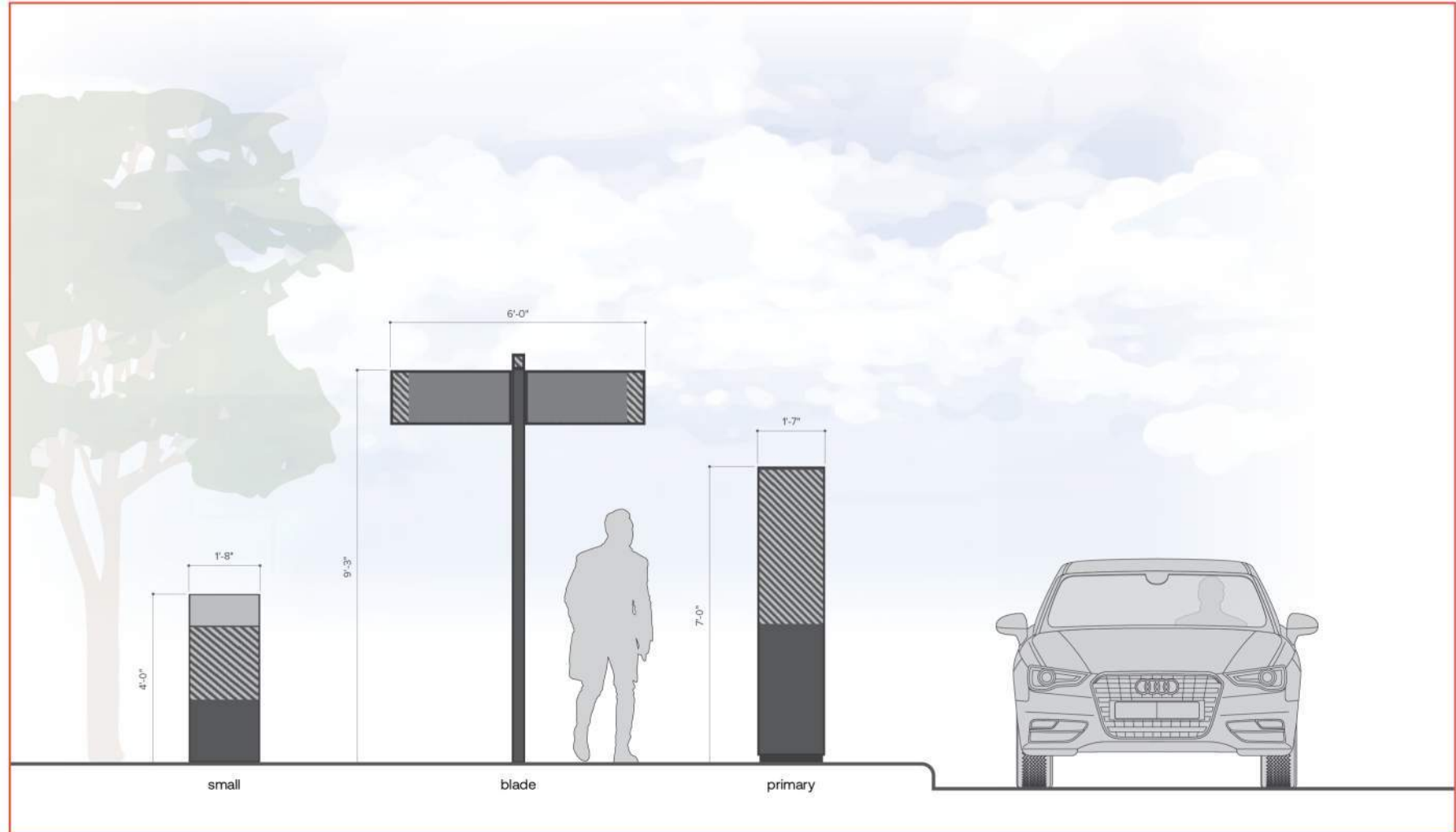
Sign Type B2

pedestrian directional

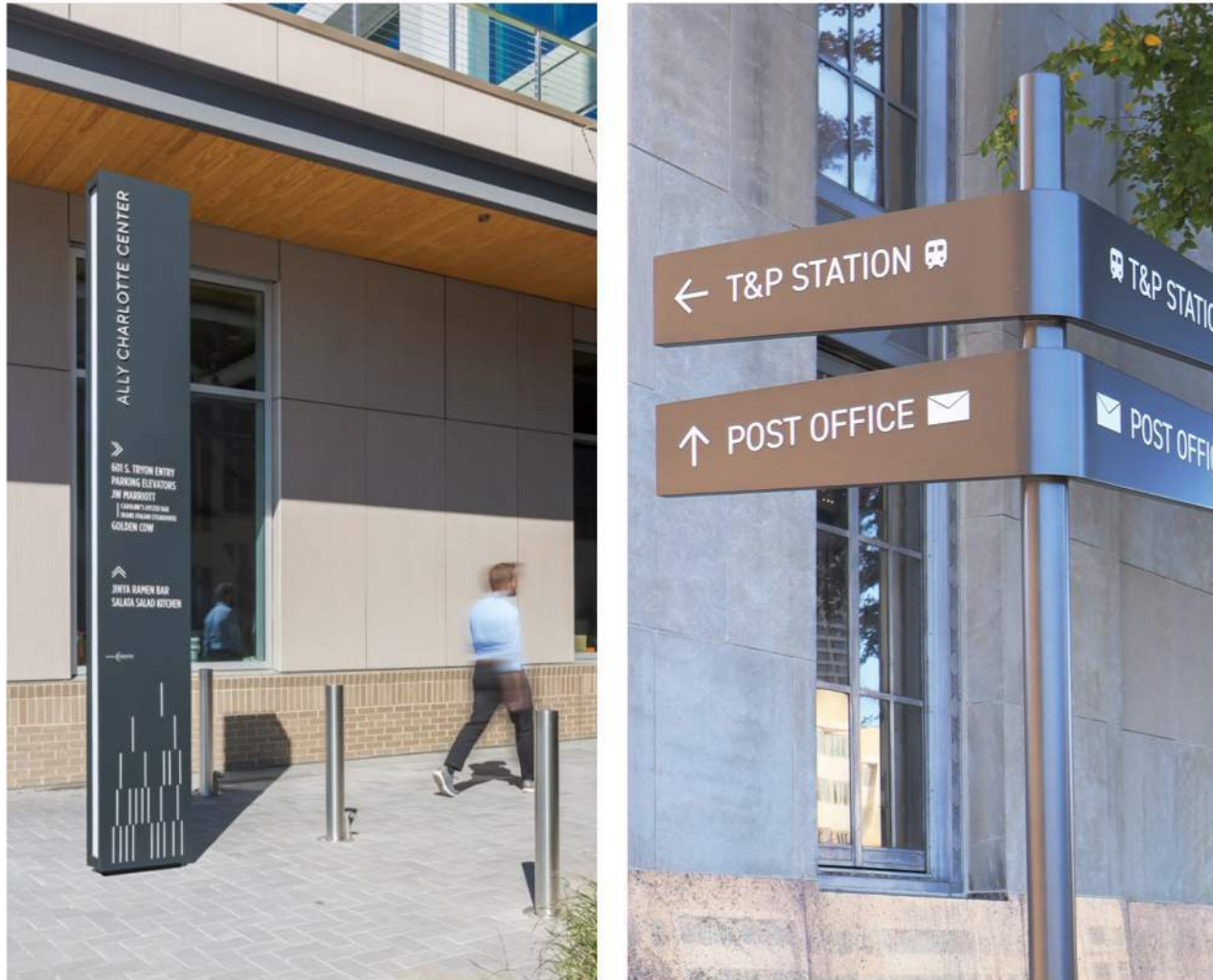
APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of pedestrian directionals is to guide users safely and efficiently through parking lots, walkways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided.



DISTRICT MAXIMUM HEIGHT	9' - 3"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	12 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type B4

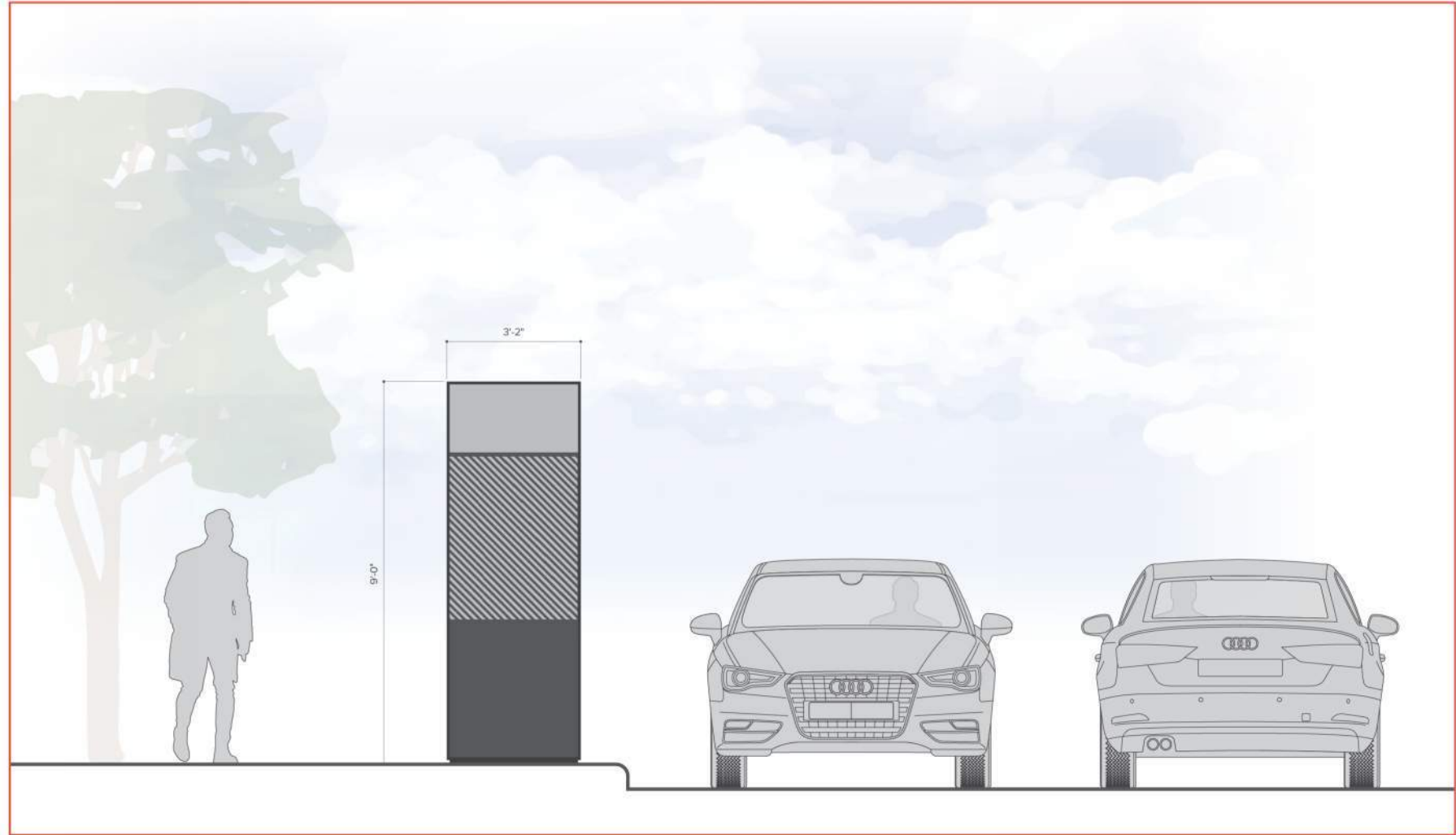
advertising / event kiosk

APPLICABLE CODE SECTIONS

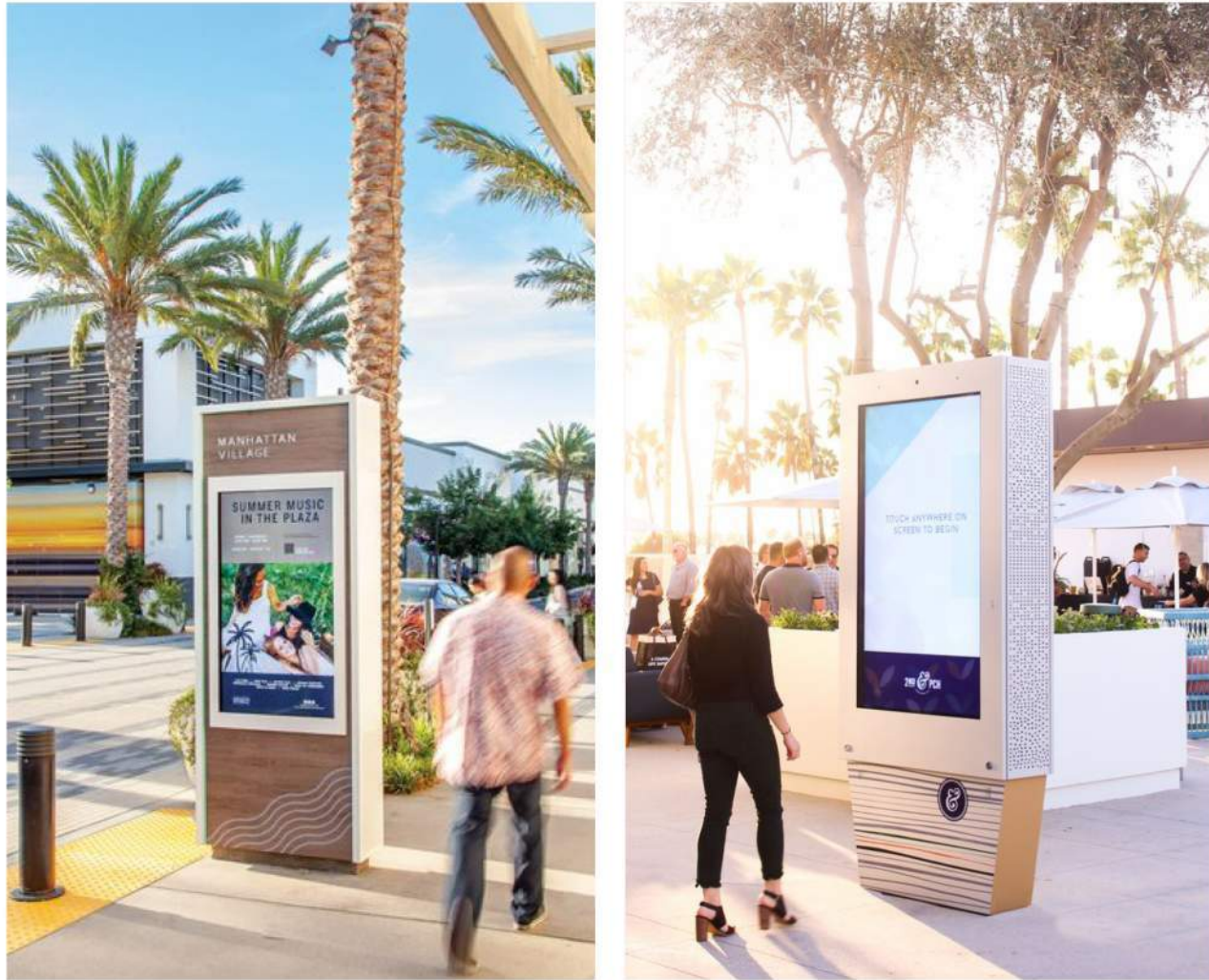
Sec. 10.07.02 - Freestanding Signs (D) Reader Boards
The code permits only one freestanding sign per "lot" and only one digital sign per development. A variance may be needed.

SIGN DESCRIPTION & INFORMATION

The primary function of the advertising/event kiosk is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development as well as showcase upcoming events. This sign is intended to be double-sided. Digital signage may be needed pending project needs.



DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	35' - 0"
DISTRICT MAXIMUM AREA	29 sq. ft. (face)
MAXIMUM AREA PER CODE	250 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (Yes)
INSTALLATION LOCATION	Ground Mounted



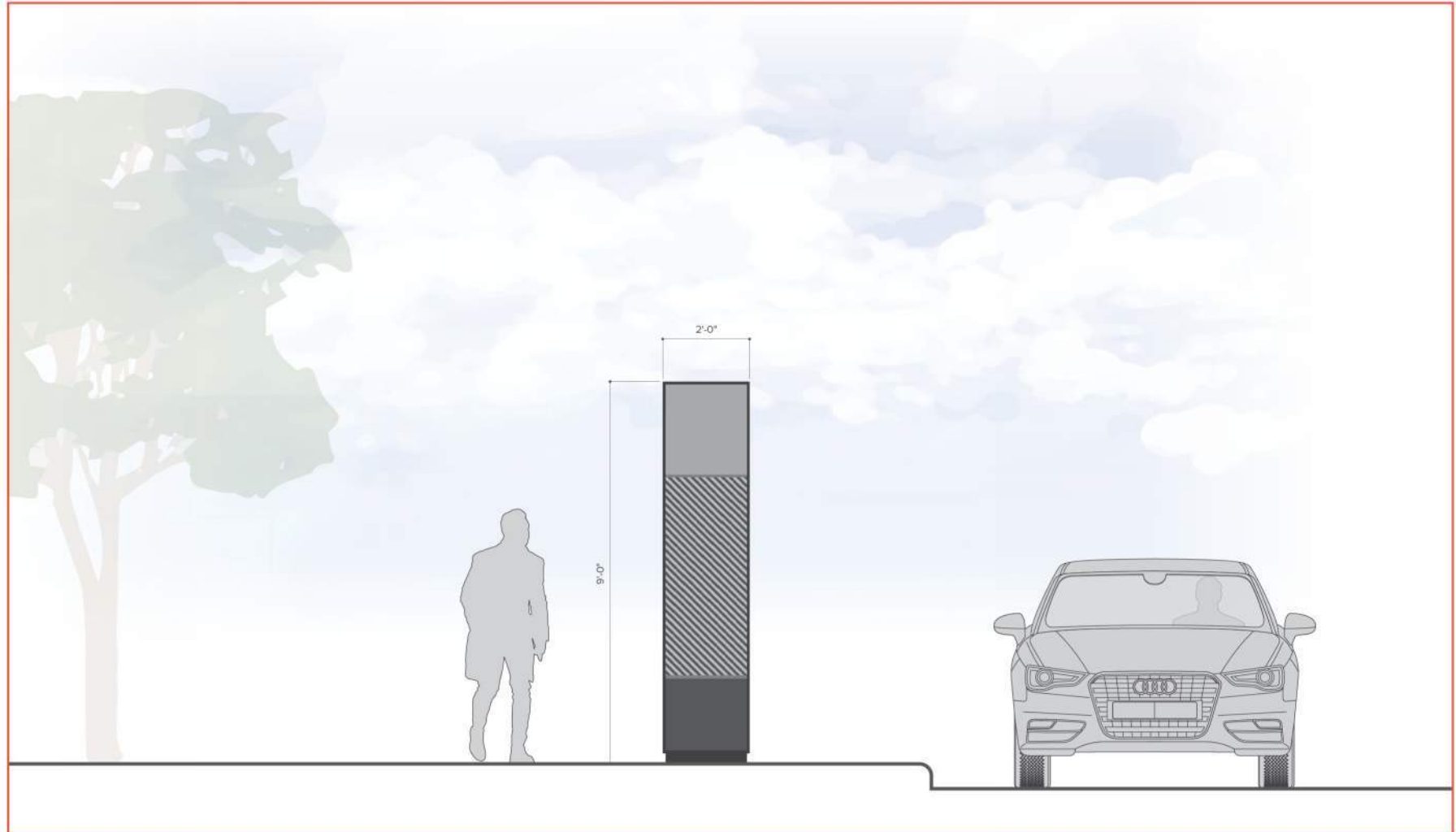
Sign Type B3

pedestrian directory

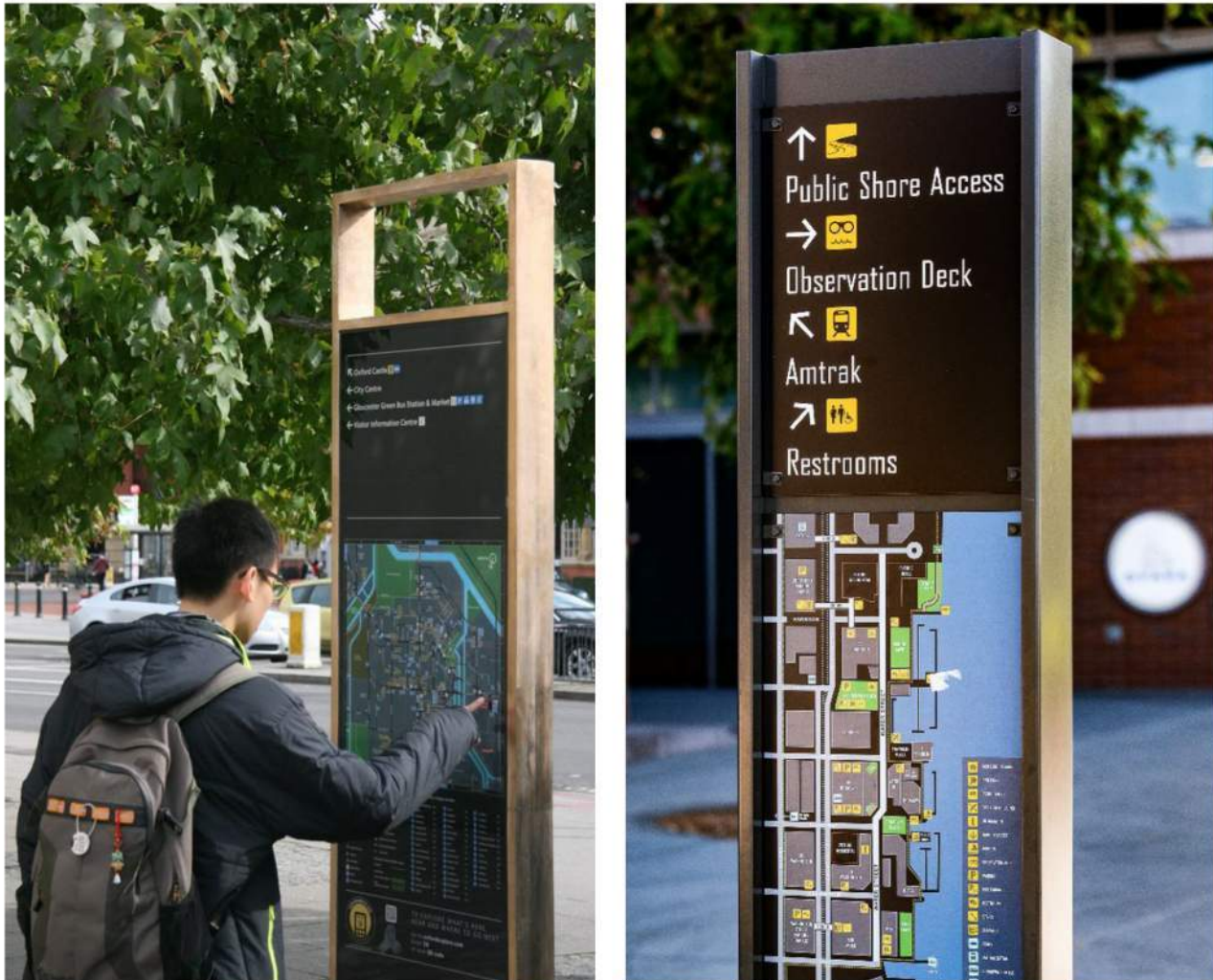
APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of pedestrian directionals is to guide users safely and efficiently through parking lots, walkways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided. Digital signage may be needed pending project needs.



DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	18 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (Yes)
INSTALLATION LOCATION	Ground Mounted



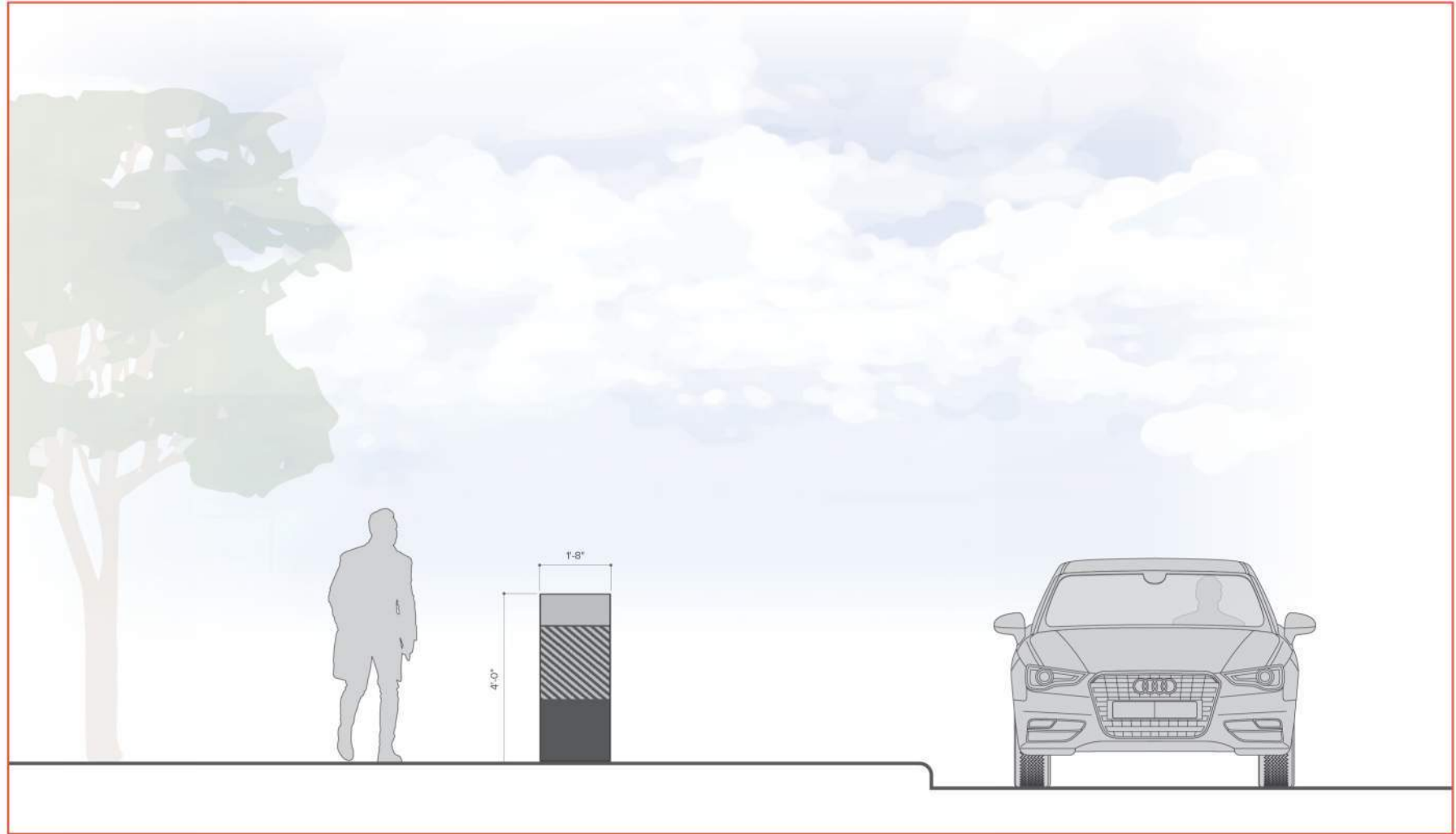
Sign Type B5

rules & regulations identity

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of the rules and regulations sign is to clearly lay out the property's rules for all guests in a concise and freindly manner.



DISTRICT MAXIMUM HEIGHT	4' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	8 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Ambient - Digital (No)
INSTALLATION LOCATION	Ground Mounted



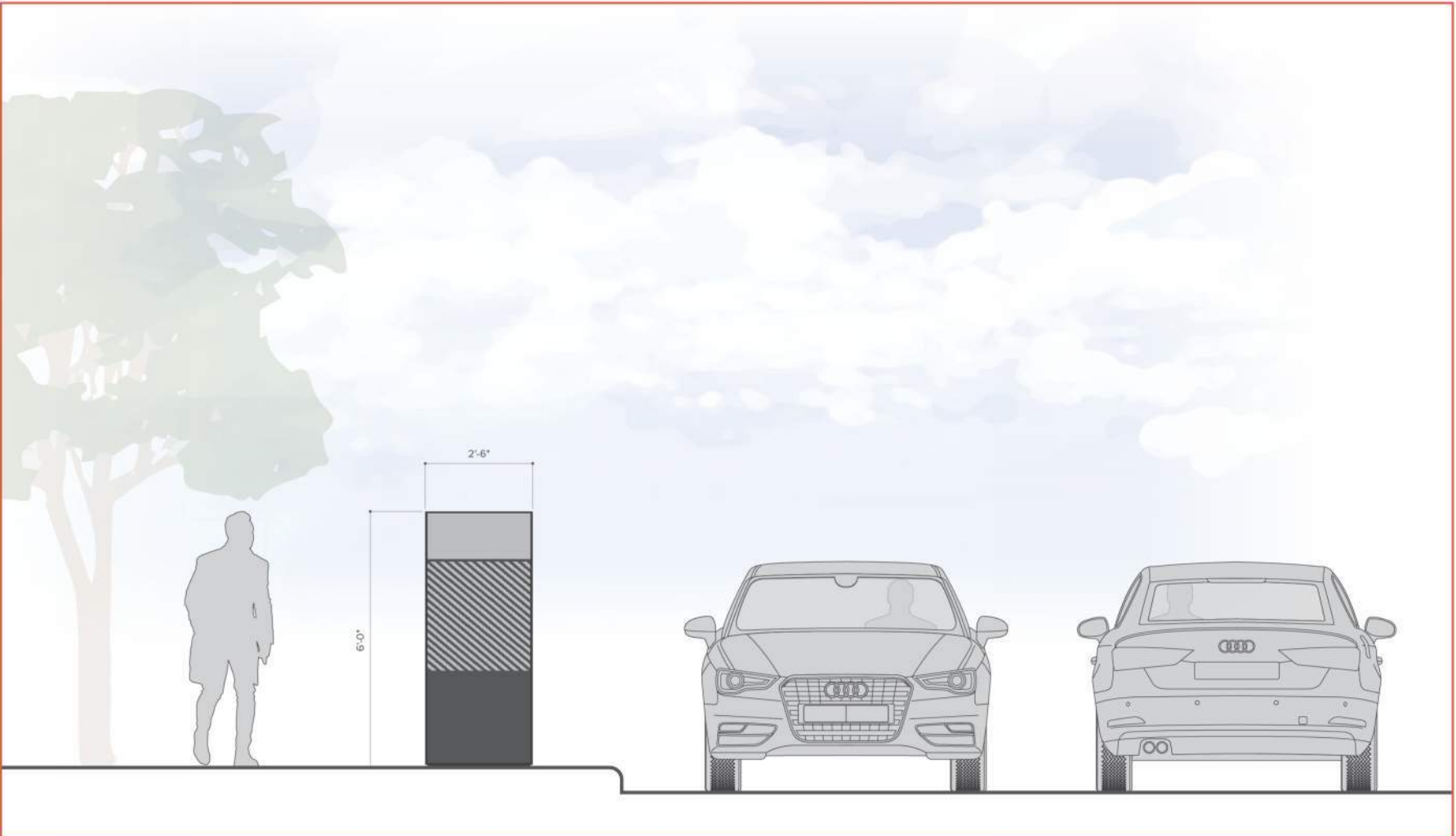
Sign Type P1

Parking Directional

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION
The primary function of parking directionals is to guide drivers safely and efficiently through parking lots, roadways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	6' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	15 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



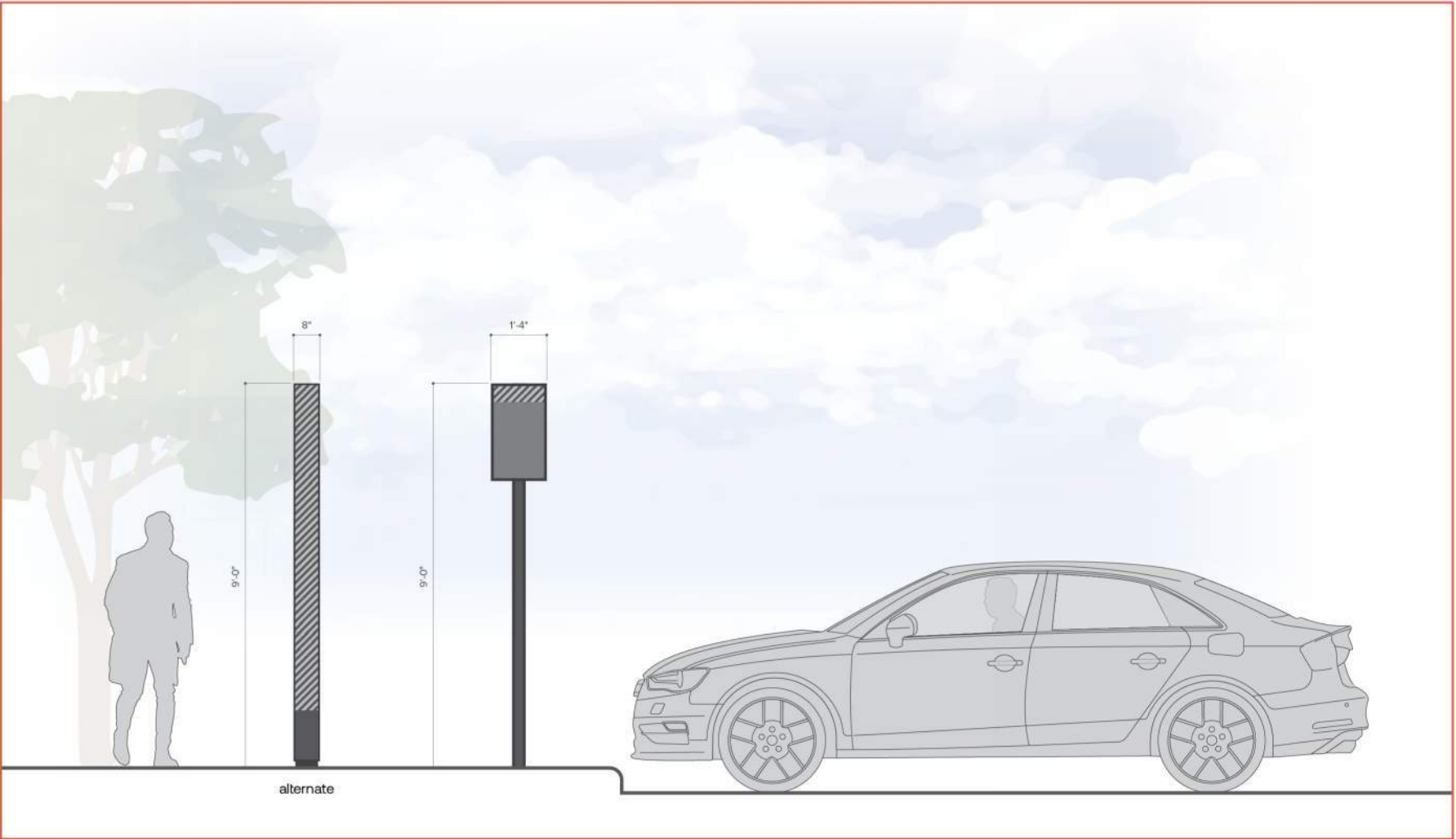
Sign Type P2

Parking Space Identity

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION
The primary function of parking space identities is to identify various types of parking spaces such as ADA/ Handicap spaces, loading zones, valet, rideshare, to-go parking, etc to the general public.

DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	6 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Ambient - Digital (No)
INSTALLATION LOCATION	Ground Mounted





3200 Rice Mine Road NE
Tuscaloosa, AL 35406
205.345.0816
www.ttlusa.com

March 25, 2025

Mr. Shaun Patten, AICP
Zoning Administrator
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

**RE: *University Beach Mixed-Use Development
Special District Waiver Request Letter***

Dear Mr. Patten,

We are writing on behalf of the Developer, University Beach, LLC, to request the following subdivision waivers for the development of the above-referenced project:

- Stub street to adjacent property to the east
- Public street width
- Public right-of-way width
- Lot configuration

The following is a description of each waiver requested:

- **Stub street to adjacent property to the east.** As reflected on the Existing Conditions Plan in the Special District Submittal Package plan set, the adjacent property to the east of the proposed University Beach Development consists almost completely of floodway and wetlands associated with Mill Creek. The location of Mill Creek through the property along with the extensive floodway and wetlands areas make the property extremely unlikely to be developed in the future. Therefore, a waiver of the stub street requirement to the eastern property is requested.
- **Public street width.** As reflected on the Site Dimensional Plan included in the Special District Submittal Package plan set, a public street width of twenty-eight (28) feet is requested in lieu of the typical 31-foot street width required by the Subdivision Regulations. Unlike typical subdivision streets, which allow parallel on-street parking along the edges of the roadway, the public street proposed through the University Beach project will not allow on-street parking except in designated areas outside the travel lanes (see designated parallel spaces proposed near the single-family residential area on the plan set). Additionally, the slightly narrower streets are desired for the project due to the traffic calming effect that narrower streets typically have on vehicular traffic.
- **Public right-of-way width.** A waiver to allow a 50-foot minimum right-of-way width in lieu of a 60-foot width is requested. The 50-foot right-of-way width will still allow public street improvements and associated public utilities to be contained within the public right-of-way. As

noted in the waiver request above, a narrower public street is also proposed for the project.

If you have any questions or need any additional information regarding this request, please let us know.

Sincerely,
TTL, INC.

A handwritten signature in blue ink, appearing to read "Andy McCartney", with a stylized flourish at the end.

Andy McCartney, P.E.

cc: File

UNIVERSITY BEACH

NORTHPORT, AL

BEACH HOMES
02.12.2025















WATERPARK CONCEPT

UNIVERSITY BEACH

PLANNING/DESIGN

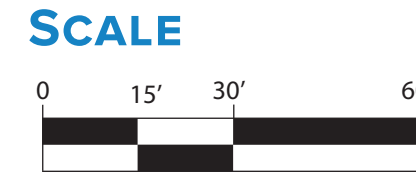
ENGINEERING

MANUFACTURING

CONSTRUCTION

DATE
MARCH 13, 2024

SHEET
WATERPARK
CONCEPT





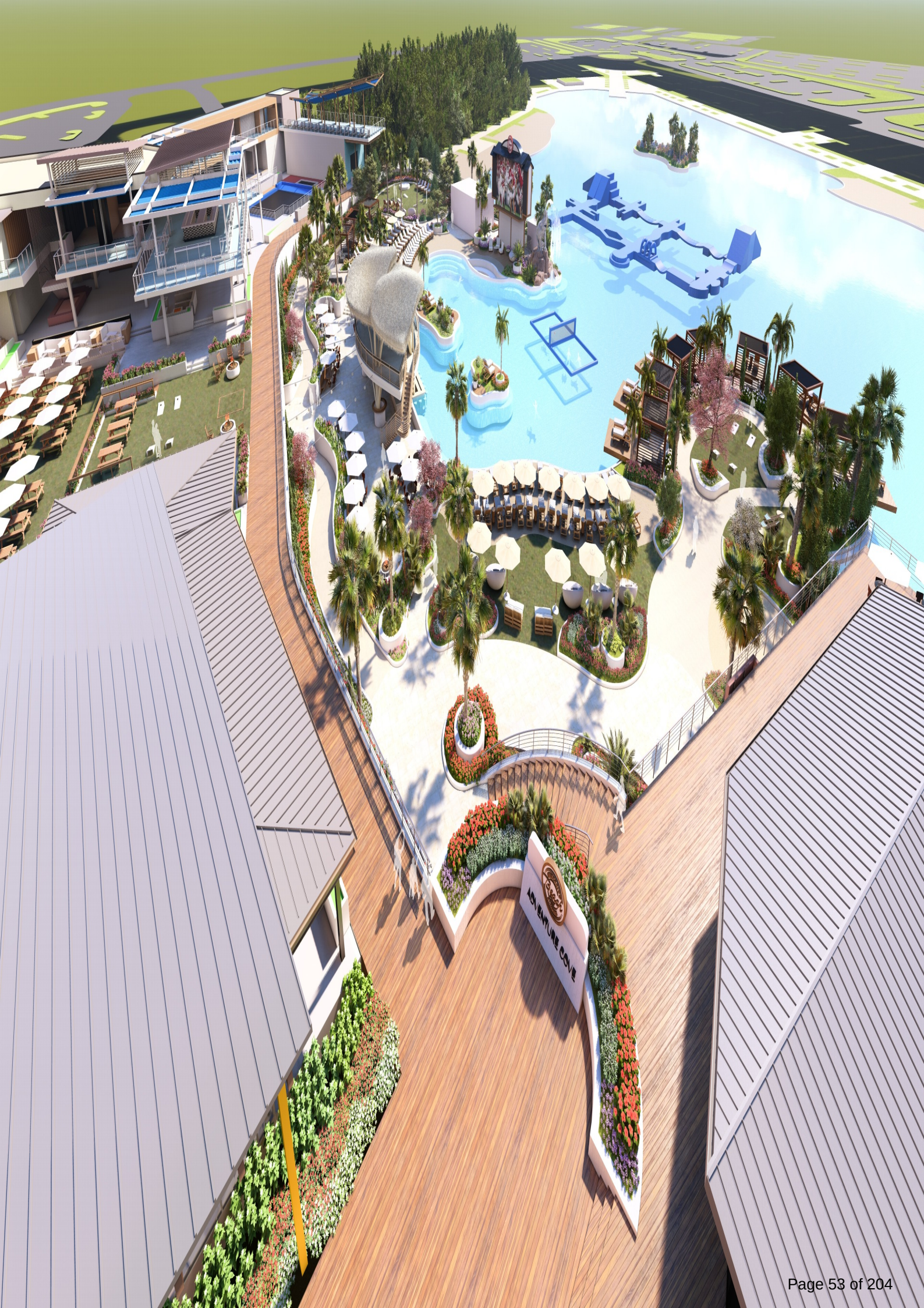
LEGEND

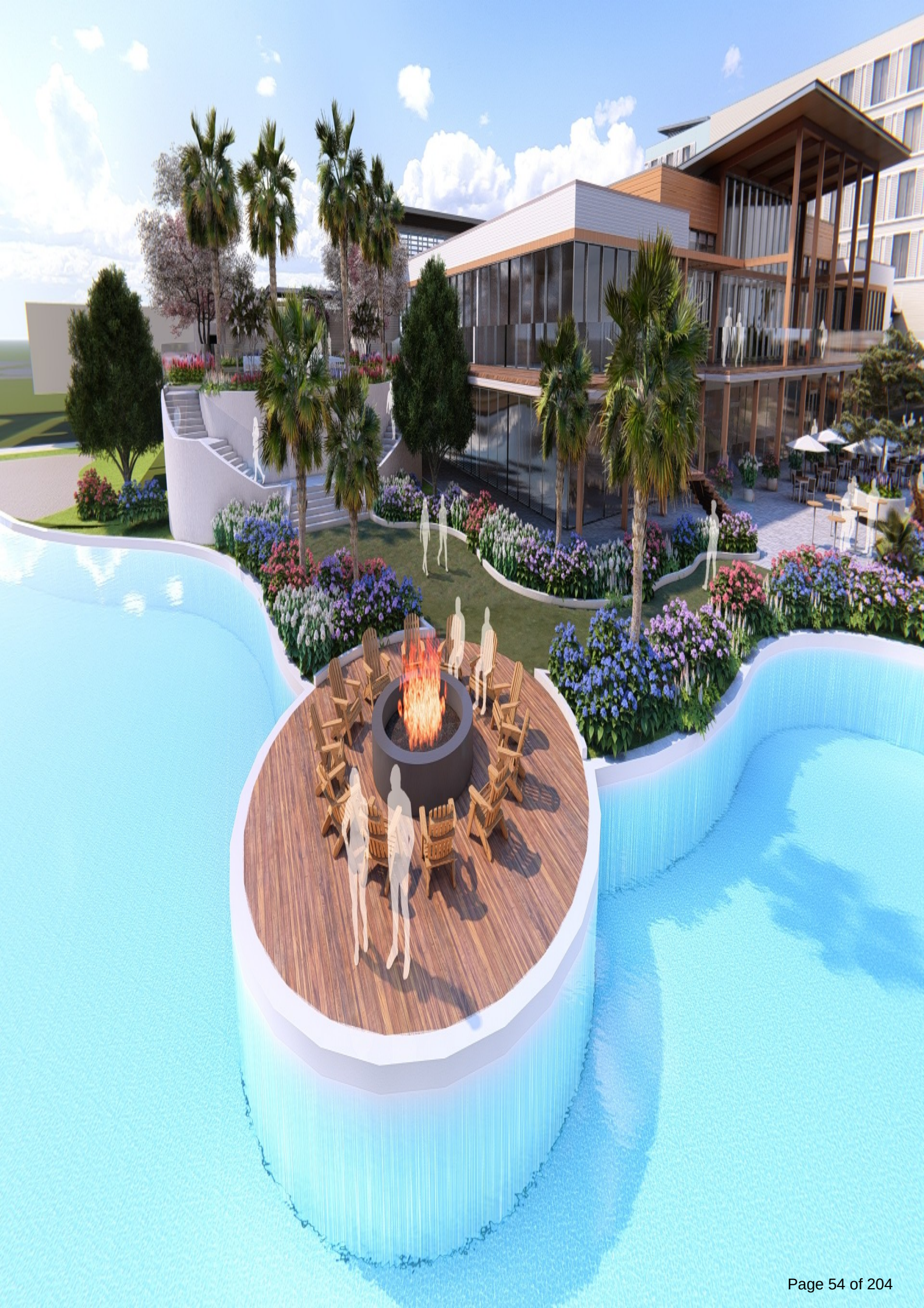
- 1 - ENTRY PLAZA
- 2 - WATERPARK ENTRY / TICKET CHECK / SECURITY / RESTROOMS
- 3 - LOCKERS
- 4 - CABANAS, TYPICAL
- 5 - OUTDOOR DINING
- 6 - BEACHSIDE FOOD & BEVERAGE
- 7 - TUBE STORAGE (2 LOCATIONS)
- 8 - LAZY RIVER w/BEACH ENTRY AND FEATURES
- 9 - FAST RIVER w/STAIR ENTRY AND FEATURES
- 10 - EPICSURF
- 11 - MECHANICAL BUILDING
- 12 - QUIET CABANAS
- 13 - OUTDOOR DINING
- 14 - FOOD TRUCK COURT AND SERVICE DRIVE w/ TRASH & RECYCLING
- 15 - KIDS POOL w/SLIDES AND PLAY FEATURES
- 16 - MLPS POOL
- 17 - VENDOR CART
- 18 - TUBE STORAGE
- 19 - MAT STORAGE
- 20 - TUBE BOWL SLIDE
- 21 - 2 LANE MAT RACER
- 22 - 32" ENCLOSED BODYSLIDES
- 23 - SERVICE ROAD

WATERPARK CONCEPT

UNIVERSITY BEACH







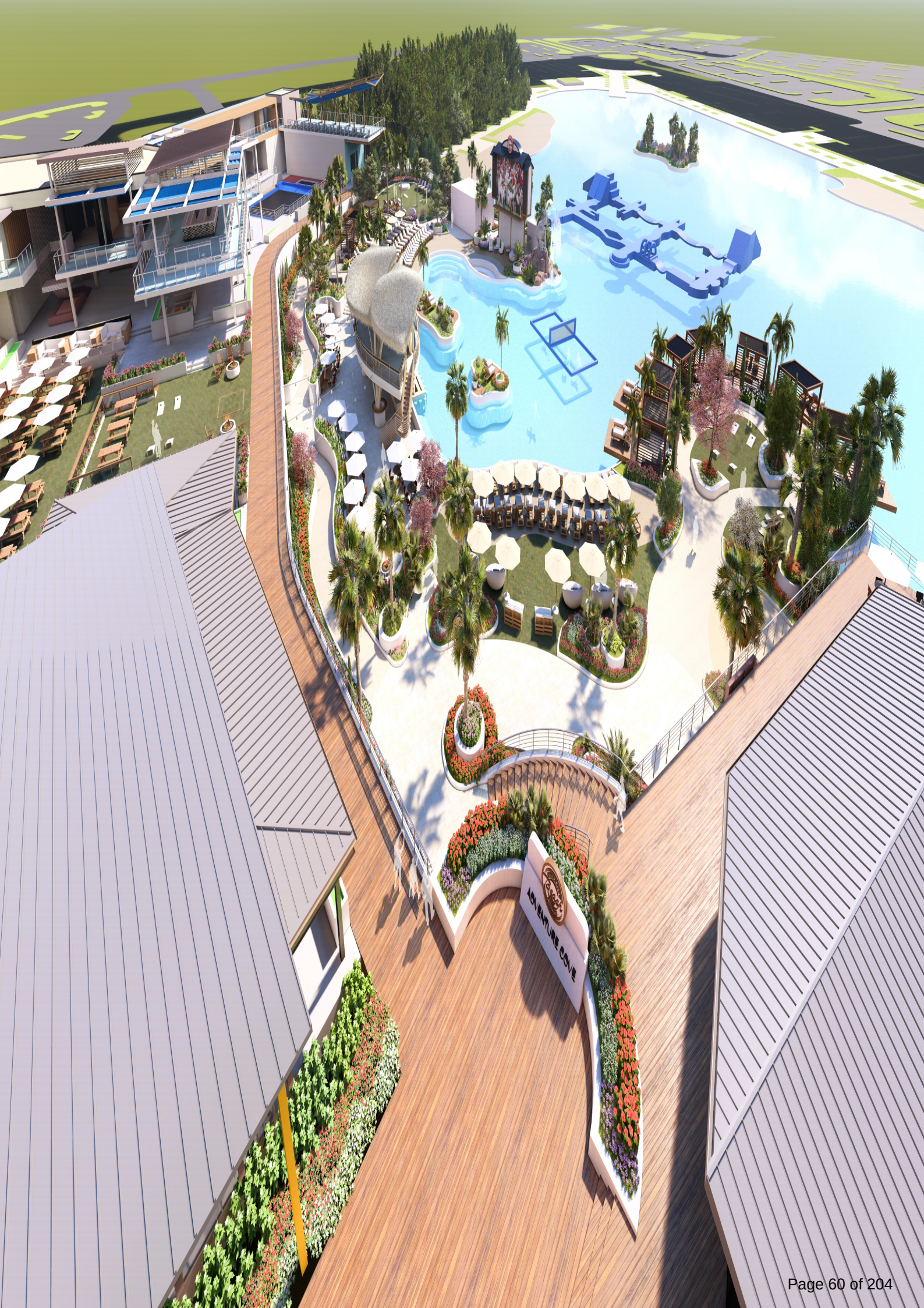


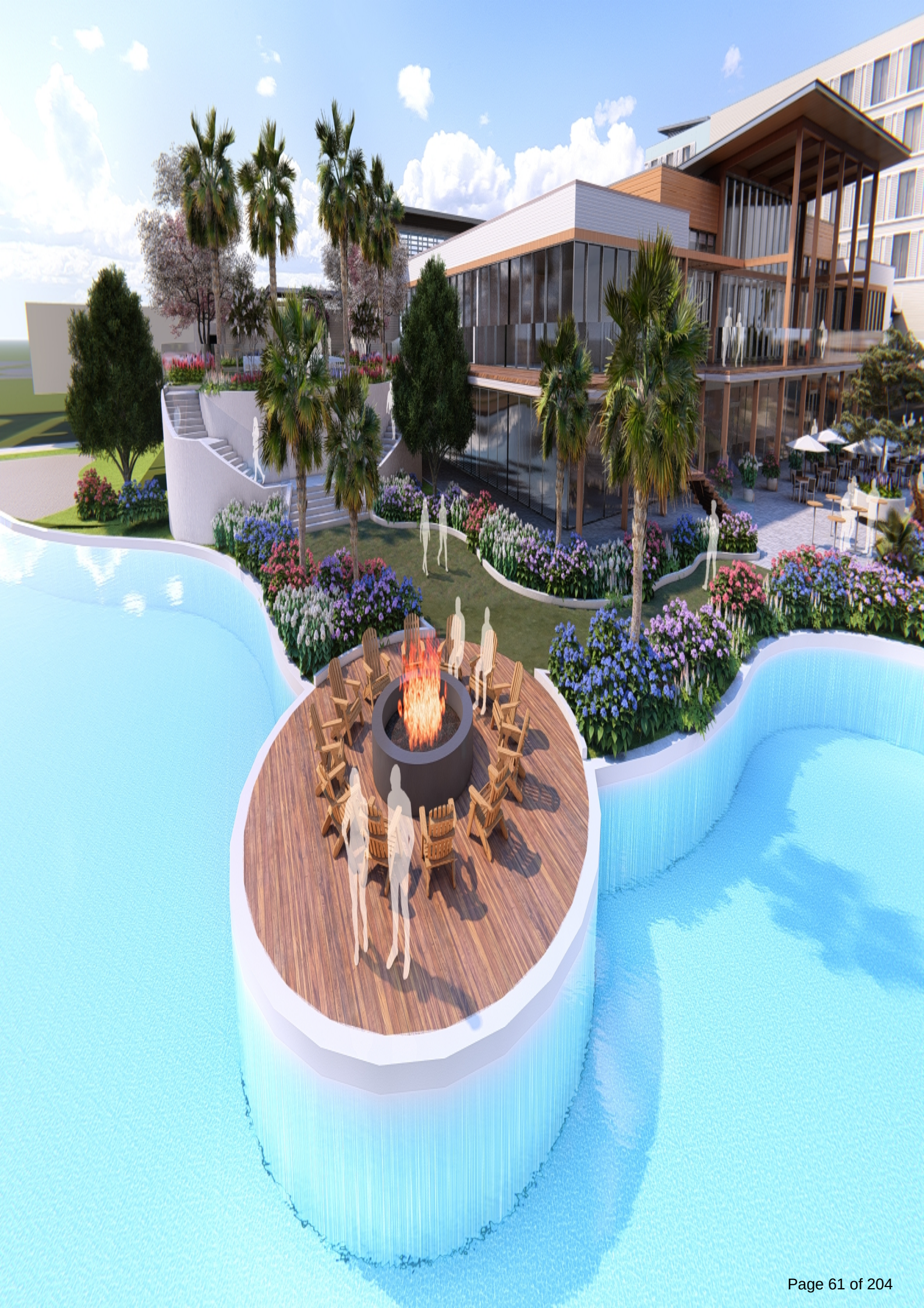
















City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

Case: R-25-3 University Beach

Applicant: University Beach, LLC

Location: North of McFarland Blvd and East of Harper Road

Request: Rezoning with Special District Plan Approval

University Beach, LLC is requesting rezoning with Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road. The property is currently zoned Highway Commercial (C-6). The proposed development features a mixed-use development centered around a 10-acre lagoon and features a water park, hotel, retail, restaurants, and residential. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations and zoning ordinance. The differences identified by staff are noted in the table below. If approved, everything shown in the submittal will be allowable for this development.

Category	Required / Permitted	Proposed
R.O.W. Width	60'	50'
Street Width	31'	28'
Stub Streets	2 along eastern boundary	None
Sidewalks	4' sidewalks along both sides of all public R.O.W.	See sheet SD5.1
Landscaping	20' perimeter, interior parking lot, 7' foundation plantings, 10' vehicular area screening	10'-20' perimeter, interior parking lot, 10' vehicular area screening, street trees -see sheet SD9.1
Lot sizes – Single Family Detached	50' width; 4,000sf minimum area	30' width; 2,100sf minimum area
Setbacks – Single Family Detached	20' Front, 7' Side, 25' Rear	5' Front, 0' to 10' Side with 8' minimum between buildings, 3' Rear
Signage	1 freestanding sign up to 150sf and 20' tall per lot, or 2 freestanding signs up to 350sf	10 freestanding signs throughout development, including one 50' tall digital sign up to 650sf – see attached

	total and 35' tall per development	signage plan beginning on sheet XS101
Fencing	Chain-link, privacy, and fences over 4' tall not permitted in a front yard	Since a detention pond is proposed in the front yard near Hwy 82, a 6' fence will be required
Parking	9'x20 spaces	9'x18' spaces
Building Materials - Nonresidential	Min. 40% masonry on front façade, min 30% masonry elsewhere	A mixture of brick, stone, split-face block, architectural metal panels, architectural wood cladding, and other cementitious materials.
Uses	Agricultural, Residential, Commercial, Entertainment & Recreation, Institutional & Utilities, Industrial	Water parks, lagoons, plus all shown in green in the table at end of report
Building Heights	In C-6, up to 50' generally, up to 75' for hotels, 40' for multifamily	Up to 85' generally, up to 65' for multifamily, up to 3 stories for single-family

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains roughly 30% open space. Proposed amenities include a lagoon, water park, boardwalk, walking trails, and private beaches as shown on the site layout.

Sheets SD3.1 and SD3.2 show two alternate site layouts for potential residential development in the southwest corner of the site. Sheet SD3.1 shows the proposed layout with multifamily, while sheet SD3.2 shows the site layout with additional single-family detached units. The applicant has expressed the intent of deciding which option to pursue at a later date depending on market conditions. If this plan is approved, the applicant will have the ability to develop either of the options shown. The narrative included with this submission proposes a maximum of 470 residential units, with a minimum of 50 being single-family detached houses. This would allow the applicant to build up to 420 multifamily residential units. For reference, the development closest in size and scale to this would be the 300+ unit development in Tuscaloosa known as The Lofts. An image of this development as seen on Google Street View is included at the end of this staff report.

Sheet SD10.1 shows a cross-hatched pattern over a portion of the commercial buildings in the entertainment subdistrict. The applicant has expressed the intent that these buildings may feature upper-story dwellings as part of a mixed use development, depending on market conditions as the project develops.

Sheet SD11.1 shows a conceptual lot layout. The applicant has expressed the intention that the nonresidential portions may either remain one lot or be subdivided as shown.

The exact number of required parking spaces cannot be determined at this time, as it depends on the final building sizes and occupant loads, which have not yet been specified. The narrative specifies that a minimum of 1,500 parking spaces would be provided for the entertainment subdistrict once fully built.

The future land use plan contained within Northport Compass depicts this property as “General Mixed-Use”, which supports a broad variety of commercial, entertainment, and high-density residential uses. The proposed development and requested zoning do not conflict with the comprehensive plan.

The site currently consists of vacant property zoned Highway Commercial (C-6). The site is surrounded by undeveloped unincorporated land to the north (no zoning), undeveloped unincorporated land to the east (no zoning), a mixture of restaurant and retail uses zoned Highway Commercial (C-6) to the south across Highway 82, a mixture of restaurant and retail uses zoned Highway Commercial (C-6) to the southwest, and by single-family residential neighborhoods zoned Residential Single-Family (RS-1 and RS-4) to the west across Harper Road.

A table has been added below showing the uses proposed to be allowed in this zoning district. The uses shown in green are permitted, while the uses shown in red are currently allowed in C-6 but would be prohibited in this new district. Uses shown without any highlighting are allowed in neither the current nor proposed zoning.

Any action on this item will be a recommendation to City Council. The Commission can make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Agricultural Support						
Farm equipment sales and repair				P	P	C
Farm produce supply				P	P	C
Farm product processing					C	C
Residential Uses						
Caretaker dwelling, accessory to a permitted use				C	C	C
Cottage developments, subject to §7.10		C	C	C		
Group home	P	P	P			
Multifamily dwellings, subject to §7.31		C	C	C		
Residential care facility	C					
Single-family dwelling, detached		C	C			
Townhouses, subject to §7.45		C	C	C		
Upper-story dwellings		C	C	C		
Commercial Uses						
Adult novelty store, subject to §7.13					C	
Alternative financial services, subject to §7.03				C		
Artisanal manufacturing		C	C	P	P	P
Auto accessory store			P	P		
Automobile repair, Major, subject to §7.23				C	P	P
Automobile repair, Minor, subject to §7.18			C	P	P	P
Bank or financial services	P	P	P	P	C	
Bar		C	P	P	P	C
Brewery				C	P	P
Brewpub		C	C	P		
Building material sales			C	P	P	P
Business and professional offices	P	P	P	P	C	C
Business support service	P		P	P	P	P
Car wash, subject to §7.08		C	C	P	P	P
Commercial school, fully enclosed	C	C	P	P	P	P
Commercial school, unenclosed or partially unenclosed					P	P
Commissary	P		P	P	P	P
Construction service, Major				C	P	P
Construction service, Minor			C	C	P	P
Entertainment-Adult, subject to §7.13					C	C
Dry cleaning pick-up/drop-off business		P	P	P		
Farm produce sales				P	P	
Funeral home	P		P	P		
Garden center or nursery		C	P	P	P	P
Gas station, subject to §7.18			C	P	P	P
General retail, Enclosed		P	P	P		

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Heavy equipment sales, rental or repair, subject to §7.20				C	P	P
Home improvement center			C	P	P	P
Hotel			P	P		
Kennel					C	
Laundromats			C	C		
Maintenance service	C		P	P	P	P
Medical cannabis dispensing site				P		
Mini-warehouse, subject to §7.30				C	P	
Motel				C		
Nursery, Wholesale			C	C	C	C
Office-warehouse, subject to §7.32			C	C	P	
Outdoor storage as a principal use					C	C
Package Store			P	P		
Personal service	P	P	P	P		
Repair services, subject to §7.41			P	P	P	P
Restaurant, Fast food		C	P	P	P	
Restaurant-bar		C	P	P		
Restaurant, Standard		P	P	P	P	C
Restaurant, Take-out/delivery only		P	P	P	P	
Retail, Unenclosed, including flea markets, subject to §7.16			C	C	C	
Sales/minor storage of gaseous fuels, subject to §7.38				P	P	P
Self-storage, Climate-controlled, subject to §7.30			C	C	P	
Shopping center, Major, subject to §7.39			P	P		
Shopping center, Minor, subject to §7.39		P	P	P		
Studio (dancing, music, art)	C	P	P	P		
Tattoo shops, subject to §7.43				P		
Tobacco/vape shops				C		
Towing service					P	P
Vehicle sales or rental			C	P	P	
Veterinary office, Pet grooming, subject to §7.48	C	P	P	P	P	
Vending facility, Freestanding, subject to §7.47			P	P		
Wholesaling				C	P	P
Entertainment and Recreation Uses						
Entertainment, Indoor		C	P	P		
Entertainment, Outdoor			C	P	C	C
Fairground, subject to §7.25					C	C
Golf Course		P	P	P		
Outdoor or drive-in theatre, subject to §7.33				C	C	
Park	P	P	P	P	P	P
Racetrack					C	C

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Recreation, Indoor		C	P	P	C	
Recreation, Outdoor-Major, subject to §7.25				P	C	
Recreation, Outdoor-Minor		P	P	P	P	P
Recreational vehicle park and campgrounds, subject to §7.35					C	C
Institutional Uses and Utilities						
Ambulance service, subject to §7.04	P	P	P	P	P	P
Assisted living facility	P	P	P			
Cemetery	P	P	P			
Community center	P	P	P			
Day care center	P	P	P			
Extended care facility	P	P	P			
Hospital	C	C	C	C	C	
Institutional uses, major, subject to §7.24	P	C	P			
Institutional uses, minor	P	P	P			
Place of worship, subject to §7.34	P	P	P			
Public facility	P	C	P	P	P	
Public utility facility, Major	C	C	C	C	C	C
Public utility facility, Minor	P	P	P	P	P	P
Public utility service yard or garage	C	C	P	P	P	C
Recycling center, subject to §7.36				C	P	P
Schools, public or private	P	P				
Substance abuse treatment, In-patient	P		P			
Substance abuse treatment, Outpatient	P	P	P	P	C	C
Telecommunication tower, subject to §7.06	P		C	P	P	P
Industrial Uses						
Bakery, Major				P	P	P
Bottling plant				C	P	P
Borrow pit					C	C
Bulk storage of chemicals or fuels, subject to §7.07					C	C
Commercial incinerator, subject to §7.09					C	C
Food processing and packaging, subject to §7.17					C	C
Junkyard, subject to §7.22					C	C
Manufacture of building materials, subject to §7.26					C	P
Manufacture or storage of explosives, subject to §7.27					C	C
Manufacturing, General					C	P
Meat or poultry processing					C	P
Printing and publishing plant				P	P	P
Recycling plant					C	C
Research laboratory					C	P
Resource extraction (mines and quarries), subject to §7.29					C	C

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Slaughterhouse, subject to §7.41					C	C
Storage of sand, gravel, blocks, subject to §7.42					C	P
Warehousing and distribution, Enclosed				C	P	P
Warehousing and distribution, Unenclosed					C	C



The Lofts in Tuscaloosa as seen on Google Streetview.

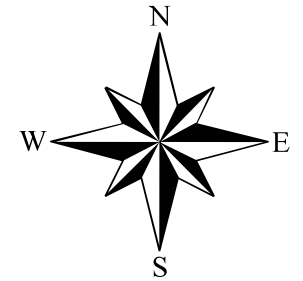
City of Northport Planning Commission

Rezoning Request

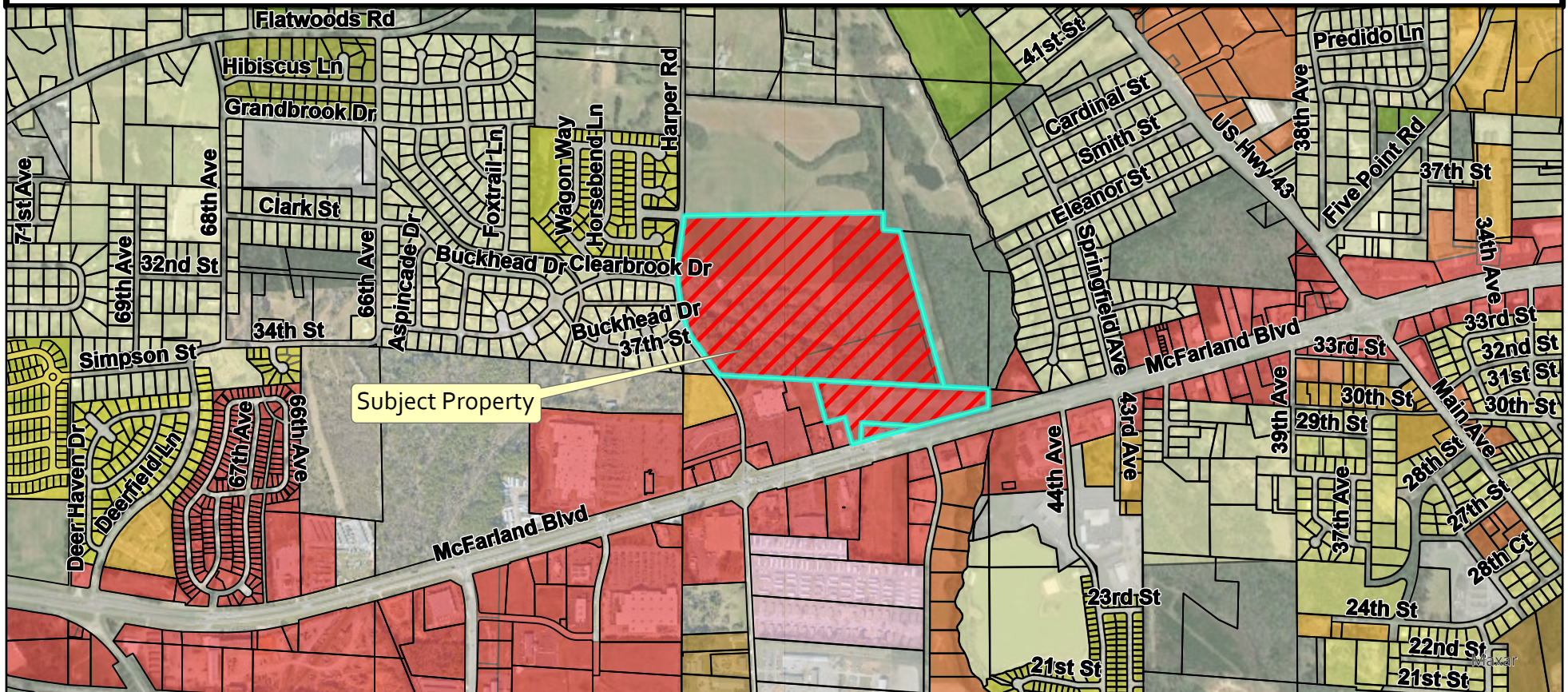
Zoning

- | | |
|--|---|
|  Agriculture |  Residential Multi-Family |
|  Neighborhood Commercial |  Special District |
|  General Commercial |  Residential Single-Family - 1 |
|  Commercial Highway |  Residential Single-Family - 2 |
|  Light Industrial |  Residential Single-Family - 3 |
|  Mobile Home Park |  Residential Single-Family - 4 |
|  Office and Institutional |  Parcels |
| |  Parcels selection |

0 1,000 2,000 4,000 Feet



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



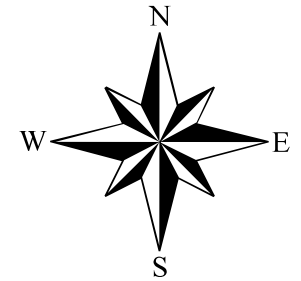
City of Northport Planning Commission

Rezoning Request

Future Land Use

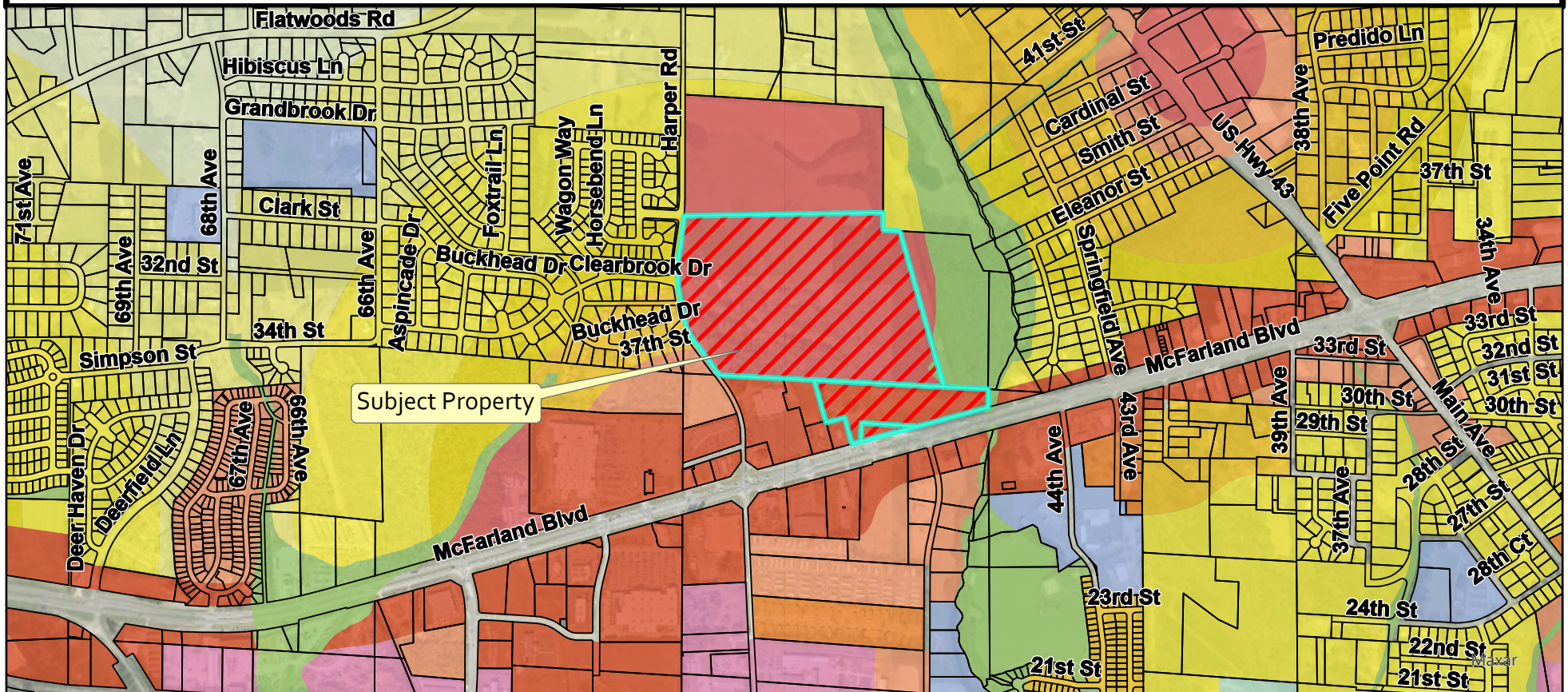
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential

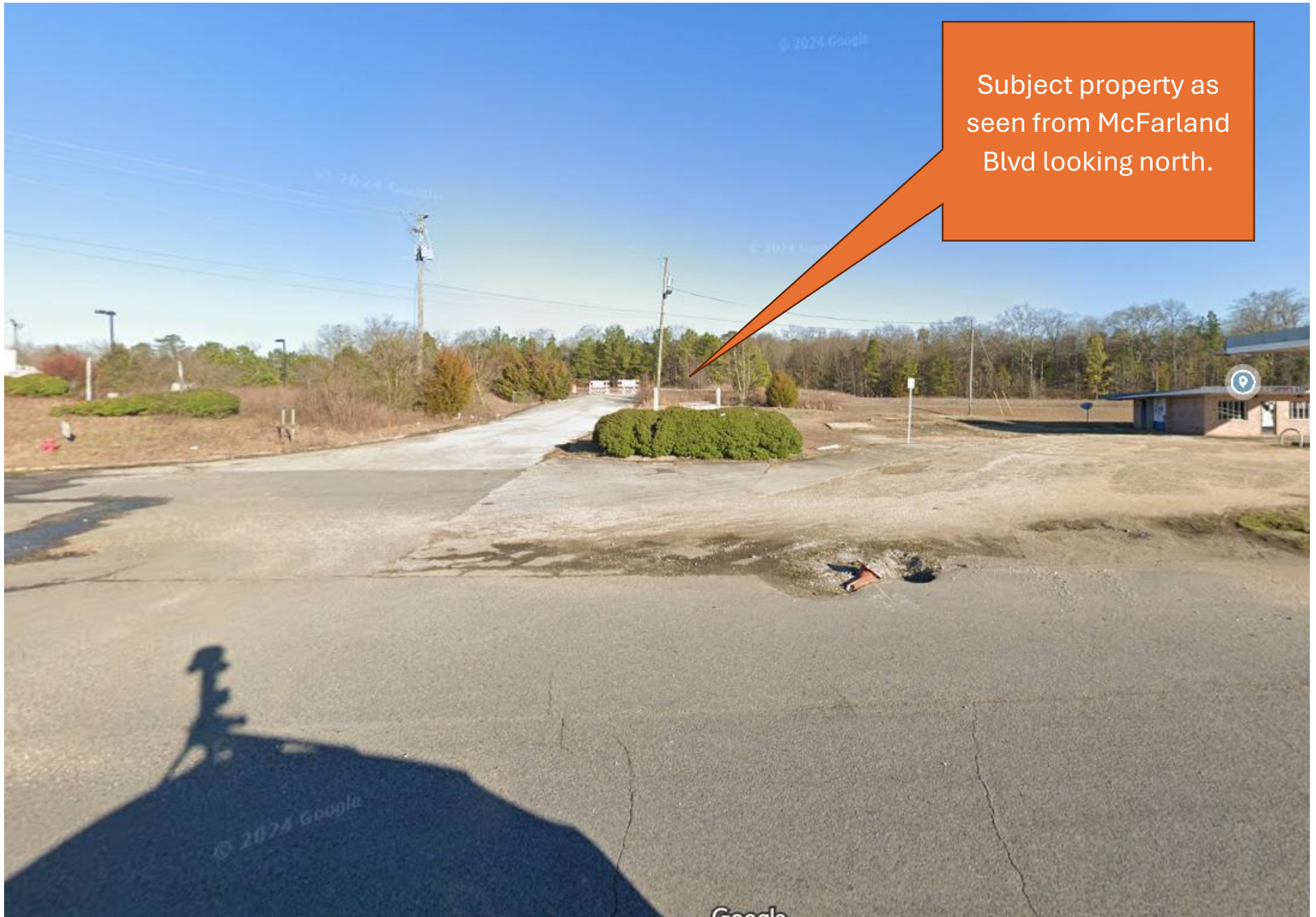
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Parcels selection



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0 1,000 2,000 4,000 Feet







Mayor • Dr. John Hinton

Council Members

District 1 • Christy Bobo

District 2 • Woodrow Washington, III

District 3 • Karl Wiggins

District 4 • Jamie Dykes

District 5 • Anwar Aiken

City Administrator • Glenda D. Webb

CITY OF NORTHPORT

CERTIFICATION OF RECORD

I, Glenda D. Webb, as the City Administrator/Clerk of the City of Northport, Alabama, do hereby certify that the foregoing is a true copy of:

Ordinance ---- Entitled: Ordinance for Revising the Special District Plan for approximately 76.2 acres for University Beach, located north of McFarland Boulevard and east of Harper Road.

The original of this document is filed in the office of the City Clerk.

I further certify that the said original was duly adopted by the Northport City Council in public session on May 19, 2025, a quorum being present, as recorded in the official minutes of the City Council.

Certified this **19th** day of **May, 2025**.

S E A L

Glenda D. Webb
City Administrator/Clerk



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.a.2.

MEETING DATE: May 5, 2025

SUBJECT: First Reading, Ordinance dedicating the Northport Community Center, Northport Civitan Park, and the Hasson Community Center as public parks of the City of Northport

Unfinished Business:

New Business:

Consent Agenda:

Public Hearing:

First Reading: X

Second Reading:

Prepared By: Kim Braughton, Kim King

Approved By: Ron Davis

Summary:

This ordinance dedicates the Northport Community Center, Northport Civitan Park, and the Hasson Community Center as public parks of the City of Northport. The use can not be changed in the future without a vote of the citizens.

Recommendation:

Offer for first reading.

Funding Source/GL Code:

GL Code No. N/A Amount: \$ N/A

Motion for Consideration:

I move to offer for first reading, the Ordinance formally dedicating the Northport Community Center, Northport Civitan Park, and the Hasson Community Center as Public Parks of the City of Northport.

ORDINANCE NO. _____

**ORDINANCE DEDICATING THE NORTHPORT COMMUNITY CENTER,
NORTHPORT CIVITAN PARK, & HASSON COMMUNITY CENTER AS PUBLIC
PARKS OF THE CITY OF NORTHPORT**

WHEREAS, the Northport Community Center, Northport Civitan Park, and the Hasson Community Center, and all surrounding city-owned lands and the buildings thereon, have been subjected to public use as public parks for many years; and

WHEREAS, members of the public and citizens of Northport have requested that the City Council of the City of Northport formally acknowledge and dedicate these areas as permanent public parks for the use and benefit of our community; and

WHEREAS, the City Council of Northport currently leases areas within these parks to various agencies and wishes to continue with in-place leases and to allow for additional leases in the future; and

WHEREAS, the City Council of Northport wishes these areas to continue to be used for the benefit of our community, including community events, rentals, senior actives, and other programs, and

WHEREAS, the parks to be dedicated pursuant to this Ordinance are fully described in Exhibit A attached hereto, less and except all restrictions, easements, rights-of-way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa.

NOW, THEREFORE, BE ORDAINED by the City Council of the City of Northport, Alabama that Chapter 56 Parks and Recreation is hereby amended to add Section 58-6 as follows:

Sec. 58-6: Dedicated parks.

- (a) *Dedication of land for park purposes.* Neither the acquisition by the city of land for park purposes, nor the designation as a park of land owned by the city, nor the use of any such land for park purposes shall be construed as an irrevocable dedication of that land for park purposes, but every such dedication shall be effected solely by formal ordinance or resolution of the council, expressly declaring an irrevocable dedication. Nothing in this section shall apply to land dedicated for park purposes by other than the city.
- (b) *Listing of irrevocably dedicated parks.* The following parks have been, and by their inclusion in this subsection, are irrevocably dedicated as required by law for use as parks and no other purposes, subject to restrictions, easements, rights-of-way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa.

(1) Northport Community Center Park, as described in Exhibit A of Ordinance

No. _____.

(2) Hasson Community Center Park, as described in Exhibit A of Ordinance No. _____.

(3) Northport Civitan Park, as described in Exhibit A of Ordinance No. _____.

- (c) *Removal of dedicated parks.* No park listed in subsection (b) above may be removed from the list of permanently dedicated parks unless approved by a majority of qualified electors of the city voting in a referendum election held for such purpose.
- (d) *Lease, rental, and other uses.* Dedication of a permanent public park listed in subsection (b) shall in no way alter or amend any current lease, rental, or other use agreements related to said park. The City shall continue to be authorized to execute lease, rental, or other use agreements related to dedicated public parks so long as such agreements are made for the use and/or benefit of the community.
- (e) *Buildings.* The City may choose to replace and/or remove buildings located in permanently designated parks as listed in subsection (b) so long as such replacement and/or removal of the buildings, and any additions or modifications made, are for public park use.

ORDAINED this the _____ day of _____, 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

BY: _____
Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

APPROVED this the _____ day of _____, 2025.

Dr. John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published on _____
_____, in the Northport Gazette, a newspaper of general circulation published in the City of
Northport.

Glenda D. Webb, City Administrator

1st Reading: May 5, 2025

Motion By:

2nd Reading:

Motion By:

Second By:

Publication:

EXHIBIT “A”

Northport Community Center “Northport Community Center Park”

To locate the point of beginning, start at the east right-of-way of Main Avenue and south right-of-way of Park Street. Then, run east along the south right-of-way of Park Street a distance of 349 feet, more or less, to the northwest property corner and the point of beginning. Then, run in an easterly direction along the south right-of-way of Park Street a distance of 503 feet, more or less, to intersection of the west right-of-way of Lurleen B. Wallace Boulevard and the south right-of-way of Park Street. Said point being the northeast corner. Then, run south along the west right-of-way of Lurleen B. Wallace Boulevard a distance of 241 feet, more or less, to the southeast corner. Then, run west along the south property line a distance of 446 feet, more or less, to the southwest corner. Then, run north along the west property line a distance of 192 feet, more or less, to the northwest corner and the point of beginning.

All being in the NE 1/4 of Section 16 and NW 1/4 of Section 15, T21S, R10W, and containing 3.0 acres, more or less.

This conveyance is subject to restrictions, easements, rights-of-way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa

Also known as Parcel Id. No.'s	63-31-05-16-1-031-001.000
	63-31-05-15-2-018-002.000

Northport Civitan Park

Parcel 1

To locate the point of beginning, start at the intersection of the east right-of-way of Main Avenue and south right-of-way of 18th Street. Then, run south along the east right-of-way of Main Avenue a distance of 150 feet, more or less, to a point. Said point being the Northwest corner of this property and the point of beginning. Then, continue south along the east right-of-way a distance of 570 feet, more or less, to the southwest corner. Then, run east along the south property line a distance of 313 feet, more or less, to the southeast corner. Then, run north along the east property line a distance of 199.5 feet, more or less, to a corner. Then, run east along the property line a distance of 40.2 feet, more or less, to a corner. Then run north along the east property line a distance of 251 feet, more or less, to a point on the west right-of-way of 33rd Way. Then, run northwest along the west right-of-way at 33rd Way a distance of 235 feet, more or less, to the northeast corner. Then, run west along the north property line a distance of 389.2, more or less, to the northwest corner and the point of beginning.

All being in the NE 1/4 of Section 16, T21S, R10W, and containing 5.4 acres, more or less.

This conveyance is subject to restrictions, easements, rights-of-way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa

Also known as Parcel ID No. 63-31-05-16-1-013-005.000

Northport Civitan Park

Parcel 2

All that part of Lot no. 16 as shown and designated in the Bellwood Subdivision, a map or plat of which subdivision is recorded in Plat Book 3, Page 84, in the Probate Office of Tuscaloosa County, Alabama, which is particularly described as follows: Commence at the northwest corner of Lot no. 18 of said subdivision and run in a westerly direction on a prolongation of the dividing line between said Lot no. 18 and Lot no. 19 of said subdivision for a distance of 45 feet to a point; continue along the prolongation of the dividing line between said Lot 18 and said Lot 19 in a westerly direction for a distance of 50 feet to a point, thence turn 21 degrees and 30 minutes to the right and run in a straight line for a distance of 30 feet to a point approximately in the center of the ditch, run thence in a northerly direction and on a straight line toward the southwest corner of the property now or formerly owned by Celia Palmer for a distance of 200 feet to a point which said point is the point of beginning of the property hereby conveyed. From this point of beginning continue in a northerly direction on a straight line toward the southwest corner of the property formerly owned by Celia Palmer a distance of 320 feet more or less to a point made by the intersection of said line with the south and west line of the Bellwood Drive or Street; run thence in a southerly direction along the west line of Bellwood Drive or Street to a point, which said point is the northeast corner of the lot or parcel of land conveyed by the undersigned by deed dated June 20, 1944, to Milton Cooper, which said deed is recorded in the Office of the Probate Judge of Tuscaloosa County, Alabama, in Deed Book 226, Page 595, run thence in a westerly direction a distance of 36 feet more or less back to the point of beginning; all of said lot or parcel of land lying and being in the City of Northport, Tuscaloosa County, Alabama.

TO HAVE AND TO HOLD the above granted premises unto the said City of Northport, its assigns and successors forever.

This conveyance is subject to restrictions, easements, rights-of-way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa.

Also known as Parcel ID No. 63-31-05-16-1-013-028.000

Hasson Community Center

Lots 1R, 2R, and 3R of City of Northport Hasson Center Subdivision as recorded at Plat Book 2020 page 27 in the Probate records of Tuscaloosa County, Alabama.

This conveyance is subject to restrictions, easements, rights-of-way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa

Also known as Parcel Id. No.'s	63-31-05-15-2-021-002.001
	63-31-05-15-2-021-002.002
	63-31-05-15-2-021-002.003



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.a.3.

MEETING DATE: May 5, 2025

SUBJECT: First Reading, Ordinance Amending Appendix B "Subdivisions" of the Northport Municipal Code

Unfinished Business:

Public Hearing:

New Business:

First Reading: X

Consent Agenda:

Second Reading:

Prepared By: Kim Braughton, Kim King

Approved By: Ron Davis

Summary:

Pursuant to Section 11-52-31, Code of Alabama, 1975, a municipal planning commission has jurisdiction to adopt subdivision regulations. They do not come before the City Council for review and adoption. Therefore, the department respectfully requests the subdivision regulations be removed from the Northport Municipal Code as shown on the Municode website, and be published on the City of Northport website instead.

Recommendation:

Offer for 1st reading

Funding Source/GL Code:

GL Code No. N/A Amount: \$ N/A

Motion for Consideration:

I move to offer for first reading, the ordinance amending Appendix B "Subdivisions" of the Northport Municipal Code.

ORDINANCE NO.

**ORDINANCE AMENDING APPENDIX B “SUBDIVISIONS” OF THE NORTHPORT
MUNICIPAL CODE**

WHEREAS, pursuant to Section 11-52-31 of the Code of Alabama, a municipal planning commission has jurisdiction to adopt subdivision regulations; and

WHEREAS, subdivision regulations, after adoption by the Planning and Zoning Commission, do not come before the City Council for review and adoption; and

WHEREAS, the subdivision regulations are designed to be updated, revised, and adapted often by the Planning and Zoning Commission; and

WHEREAS, publishing the subdivision regulations on the City of Northport’s website instead of on Municode will allow these regulations to be updated quickly so the public has access to the most recent regulations as soon as they are adopted.

NOW, THEREFORE, BE ORDAINED by the City Council of the City of Northport, Alabama that all current text in Appendix B “Subdivisions” be removed and replaced as follows:

Appendix B

The adopted Subdivision Regulations are available on the City’s website at www.cityofnorthport.org and are on file with the City’s Planning Department.

ORDAINED this the _____ day of _____, 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

BY: _____
Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

APPROVED this the _____ day of _____, 2025.

Dr. John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published on _____
_____, in the Northport Gazette, a newspaper of general circulation published in the City of
Northport.

Glenda D. Webb, City Administrator

1st Reading: May 5, 2025

Motion By:

2nd Reading:

Motion By:

Second By:

Publication:



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.a.4.

MEETING DATE: May 5, 2025

SUBJECT: First Reading, Ordinance Amending the Zoning Ordinance

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading: X

Second Reading:

Prepared By: Katelyn Lesley

Approved By: Julie Ramm

Summary:

The City of Northport is requesting an amendment to the zoning ordinance. This amendment follows a planned three-month review of the zoning ordinance rewrite adopted on December 16, 2024. These updates serve to correct errors, clean up and clarify minor issues that have been discovered since adoption. The updates are highlighted in the attachment.

Recommendation:

The Planning & Zoning Commission met on Tuesday, April 8, 2025 and gave a favorable recommendation to the City Council to amend the Zoning Ordinance.

Funding Source/GL Code:

GL Code No. Amount: \$

Motion for Consideration:

None needed for first reading.

ORDINANCE NO. _____

**ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
NORTHPORT, ALABAMA**

WHEREAS, the City of Northport recognizes the need for the establishment of zoning districts and the regulation of height, bulk, size and other aspects of building and other development within those districts; and

WHEREAS, the City of Northport also recognizes that proper standards are necessary for the regulations of the use of land for trade, industry, residence, recreation, agriculture, forestry, conservation, transportation, public utilities, protection against flooding and other natural disasters, and for the preservation of community character and quality of life;

WHEREAS, the City of Northport recognizes that periodic revisions to the Zoning Ordinance are necessary.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF NORTHPORT, ALABAMA AS FOLLOWS:**

1. The City of Northport repeals and replaces the Northport Zoning Ordinance, Ordinance No. 2249, with the amended Northport Zoning Ordinance, as set forth in Exhibit "A" attached hereto and incorporated by reference as if fully set out verbatim, and as it is represented by the Official Zoning Map of the City of Northport.
2. This Ordinance shall become effective immediately upon passage and publication.
3. All Ordinances, Resolutions, or parts thereof conflicting in any manner herewith are hereby repealed.

This Ordinance shall become effective immediately upon advertisement or otherwise becoming law.

ADOPTED this the _____ day of _____, 2025.

CITY COUNCIL OF THE
CITY OF NORTHPORT

COUNCIL OF THE CITY OF NORTHPORT

BY: _____
Christy Bobo, Council President

ATTEST:

Glenda D. Webb, City Administrator

APPROVED this the _____ day of _____, 2025.

Dr. John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published
_____, in the Northport Gazette, a newspaper of general circulation
published in the City of Northport.

Glenda D. Webb, City Administrator

1st Reading: May 5, 2025

Motion:

2nd Reading: May 19, 2025

Motion By:

Second By:

Publication:

EXHIBIT “A”



ZONING ORDINANCE

for the City of Northport, Alabama

Adopted: December 16, 2024

ARTICLE 3 GENERAL REGULATIONS

§3.01 Introduction

The purpose of these regulations is to allow maximum utilization of land while protecting against detrimental impacts on the environment, neighboring properties, and the public interest. This protection is provided by separating the City into various zoning districts and permitting specified land uses within each, provided that a use meets all the additional criteria specified in this Ordinance.

§3.02 Use Regulations

3.02.01 Uses are permitted within each district as specified in Articles 4, 5 and 6 in accordance with the following:

- A. Except as otherwise provided by law or in this Ordinance, no land may be used nor structure erected, enlarged, reconstructed, moved, or structurally altered except for a use permitted by right or approved by the Council as a Conditional Use ([§12.05](#)) or by the Board as a Special Exception ([§14.04](#)).
- B. Certain uses identified in Articles 4, 5 and 6 are subject to “Use-Specific Regulations” in Article 7.
- C. Uses indicated as “permitted by right” are permitted provided that all applicable requirements of State law and this Ordinance have been met.
- D. Whether an unlisted use falls within a defined use category is determined in accordance with [§13.02 Interpretations](#). Otherwise, uses not listed in Articles 4, 5 and 6 as “permitted by right,” Conditional Uses or Special Exceptions are prohibited.

3.02.02 Although a use may be permitted by right or through approval of a Conditional Use or Special Exception in a particular district, no use is permissible on a parcel unless it can be located thereon in full compliance with all applicable regulations of this Ordinance.

3.02.03 In addition to the use regulations contained in this Ordinance, uses are subject to all performance criteria and other regulations governing yards, lot size, lot width, building area, easements, provisions of off-street parking and loading, and to such other provisions specified in this Ordinance and the laws of the State of Alabama and the regulations of the County Health Department regarding water supply and waste disposal. For premises not served by public water and/or sewage facilities, permits may not be issued until approval is obtained from the County Health Department.

3.02.04 Standards Applicable to Certain Uses. In addition to compliance with other regulations imposed by this Ordinance, the following standards are required of the uses enumerated below:

- A. Except as otherwise provided for group homes, no more than one family, as defined in [§2.04 Definitions](#), may occupy a dwelling unit.
- B. If any portion of a dwelling is marketed or occupied as a separate dwelling unit, then such portion is deemed to be a second dwelling unit regardless of whether it has internal access to other portions of the dwelling.
- C. Existing accessory dwellings in the RS, RCI, and HN Districts are permitted uses and may be improved within the existing structure, but the number and size of dwelling units in the structure may not be increased. New accessory dwellings are permitted only as provided in the district regulations. When existing accessory dwellings are improved, off-street, paved parking spaces must be provided and any required landscaping installed.

D. Limitations on Animals. See Chapter 14 of the City of Northport, Alabama Code of Ordinances.

E. Vehicle or Equipment-oriented uses: Any outside display of vehicles, equipment, or other merchandise for sale, lease, or storage shall be on a paved surface. No display of merchandise shall be allowed on the right-of-way or in any required buffer or setback.

§3.03 Area and Dimensional Requirements

3.03.01 Lots and Yards

- A. Each structure, hereafter erected or altered, excluding only interior changes to an existing structure, must conform to the minimum lot area, width and yard setbacks of the applicable district.
- B. No yard, open space or lot required for a building or structure may, during its life, be occupied by or counted as open space for another structure.
- C. No lot may be reduced in area so that yards and other open spaces total less than the minimum area required under this Ordinance except that when a lot is reduced in dimension or total area by 20% or less by the dedication and acceptance of a portion of such lot by the City, the area of the lot prior to the dedication is used in measuring area requirements. However, the dimensions of the lot after the dedication are used in measuring setback requirements.
- D. Common open spaces that are contained within their own lot are not subject to the minimum lot area requirements.
- E. Except as provided for Single-frontage Corner Lots, the minimum front setback applies to all frontages of lots with frontage on more than one street.
- F. The following structures may project into or be constructed in any minimum required yard as follows:
 - 1. Awnings, canopies, roof overhangs and balconies may project up to three feet but not closer than five feet to any property line. However, wherever buildings are permitted to be built closer than five feet to a side lot line, including but not limited to townhouses and zero lot line dwellings, roof overhangs may extend closer to and may project beyond side lot lines, provided a maintenance easement is secured.
 - 2. Terraces, steps, uncovered decks and porches, walls and similar features that extend no more than 30 inches above grade level may project into a required yard but no closer than five feet to any property line.
 - 3. Clotheslines, driveways and their curbs, fences, walls, and hedges may be constructed in minimum yard areas, provided that their installation does not violate any other provision of this Ordinance.
- G. Lot width. Lot width is measured along a straight line between the side lot lines at the front yard setback line. Where the lot fronts on a curved right-of-way, lot width is measured along an arc at the front yard setback line and parallel to the front lot line.
- H. The minimum front setback may be reduced where existing buildings on the same block frontage and in the same district are set back less than the front setback of the applicable district, as follows:
 - 1. On blocks up to 500 ft in length, the setback requirement is reduced to the average setback of all buildings along the frontage or the average setback of buildings within 100 ft on each side of the subject lot, whichever is less.

2. On blocks longer than 500 ft, the setback requirement is reduced to the average setback of buildings within 200 ft on each side of the subject lot.
 3. For corner lots, the setback requirement is reduced to the average setback of all existing buildings along the same block frontage.
 4. In no case may a building be constructed closer than five to a right-of-way line unless approved by the City Engineer.
 - I. On single-family residential lots, no driveway or other paved surface may be wider than 24 ft, measured at any point, forward of the front building line.
- 3.03.02 Flag Lots. The Director identifies the front, side and rear lot lines of a flag lot for determining yard requirements, allowable locations of accessory structures, and other purposes.
- A. The front setback, unless otherwise determined by the Director, is measured from that lot line along the flag portion of the lot most parallel to and nearest the adjoining street.
 - B. The land area within the access strip does not count toward the required minimum lot size.
 - C. Flag lots may only be used for single-family residential use, and no more than one dwelling unit may be authorized on any one flag lot. Other uses may be permitted by conditional use if otherwise allowable within that zoning district.
- 3.03.03 Height of Structures. Each structure, hereafter erected or altered, may not exceed the maximum height for structures in the applicable district. However, maximum height regulations do not apply to barns, silos and other farm structures; steeples, spires, domes, chimneys, flagpoles, public utility poles, radio and television towers and aerials, cooling towers, water tanks, and industrial structures required for a permitted manufacturing process and other such structures not designed for human occupancy may exceed this height, provided they comply with all other applicable codes and ordinances.
- 3.03.04 Nothing contained in this Section may be construed to allow encroachment of any feature into a required buffer.

§3.04 Structures

- 3.04.01 Only buildings conforming to the Building Code and manufactured homes conforming to the HUD Code may be used for permanent residential occupancy. Recreational vehicles, tiny homes on wheels and similar portable structures may be permitted only for temporary residential occupancy in recreational vehicle parks and campgrounds.
- 3.04.02 Permanent structures and accessory structures may not be located within public utility or drainage easements.
- 3.04.03 No structure may be moved from one development site to another unless such structure complies, at the new location, with all applicable provisions of this Ordinance.
- 3.04.04 Accessory Uses and Structures
- A. Authorization
 1. Except as otherwise expressly provided or limited by this Ordinance, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing or permitted within such district. Any question of whether a particular use is permitted as an accessory use is determined by the Director.

2. No accessory use or structure may be established or constructed unless a building permit, evidencing the compliance of such use or structure with all applicable provision of this Ordinance and all other City regulations, has first been issued in accordance with [§12.06 Building Permit, Certificate of Occupancy](#).
3. No accessory structure or use may be constructed or established on any lot prior to substantial completion of the principal structure. This does not apply to agriculture-related structures in the AG District.

B. Size, Lot Coverage and Placement

1. The principal use or structure, together with any accessory use or structure, may not jointly exceed applicable, ISR nor exterior storage limitations.
2. On residential lots, accessory structures may not exceed the height of the principal residential building nor 25 ft in height, whichever is less, except as provided for antennas in [§3.04.04.F](#). If taller than 15 ft, they must be set back one additional foot from side and rear lot lines for each two feet in height above 15 ft.
3. On residential lots, the total floor area of all accessory structures may not exceed 50% of the floor area of the principal structure. This includes open carports, gazebos and greenhouses, but not swimming pools. This does not apply to lots of three acres or larger in the AG District.
4. Accessory structures may not be located within any required front yard or within a required buffer. However, freestanding gazebos, arbors, trellises and similar open structures other than antennae that are no larger than 50 sf in area are permitted in required front yards provided they are set back at least ten feet from the nearest front lot line.
5. Except as provided for open structures in Paragraph 4 above, accessory structures serving residential uses must be set back at least ten feet behind the front building line.
6. Accessory structures serving nonresidential uses must comply with the yard setbacks required of principal structures in the applicable district.
7. Accessory structures may not be closer than ten feet to a principal structure nor five feet to any other accessory structure. If attached to another structure by means of fully enclosed habitable area, the two structures are considered one.

C. Number of Structures in Rear Yard. Within the rear yard of residential lots, the maximum number of accessory structures, other than swimming pools, is permitted as follows:

- a. Established rear yard of 1,500 sf or less: one accessory structure
- b. Established rear yard of 1,501-4,000 sf: two accessory structures
- c. Established rear yard of 4,001-10,000 sf: three accessory structures
- d. Established rear yard of more than 10,000 sf: four accessory structures.

D. Design

1. **Enclosed** accessory structures must be constructed of materials compatible with those of the principal structure. At least one exterior material used in the design of the accessory structure must be the same type and similar color as that used on the principal structure. Trim material alone does not satisfy this requirement. **Open accessory structures are only permitted for pavilions and similar uses.**

Table 4-2 Area and Dimensional Requirements Residential Districts

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Yard Setback				Maximum ISR	Maximum Building Height
			Front or Primary Front ¹	Secondary Front ¹	Rear	Side		
RS-1	15,000 sf	95 ft	40 ft	25 ft	50 ft	14 ft	0.40	35 ft
RS-2	12,000 sf	85 ft	35 ft	25 ft	35 ft	12 ft	0.40	35 ft
RS-3	9,000 sf	75 ft	30 ft	20 ft	35 ft	10 ft	0.45	35 ft
RM ^{2, 3}	6,000 sf	60 ft	20 ft	15 ft	20 ft	7 ft	0.50	35 ft

- 1 The front or primary front setback applies on both frontages of dual-frontage corner lots. Secondary front setbacks apply to single-frontage corner lots only.
- 2 Common open space is required for developments containing lots of 9,000 sf or less in area subject to [§4.05](#) Open Space Requirements for High Density Residential Developments.
- 3 Applies only to detached single-family dwellings, lots in manufactured home subdivisions and any permitted nonresidential uses. For other permitted dwelling types, refer to the standards in [Article 7 Detailed Use Regulations](#).

Table 4-3 Performance Residential General Requirements

Housing Type	Subdivision Plat Required	Buildable Area On Plat	Site Plan Required, see §12.04	Common Open Space Required
Single-family dwellings, detached ¹	X			See §4.05
Cottage Development (subdivision)	X	X	X	
Cottage Development (on one lot)		X	X	
Zero Lot Line dwellings	X	X	X	
Townhouse	X	X	X	
Twin House	X	X	X	
Duplex	X		X	
Multifamily Development			X	
Manufactured Home Park		X	X	
Manufactured Home Subdivision	X	X	X	

1 For single-family detached uses, only one dwelling unit is permitted per lot.

ARTICLE 5 NONRESIDENTIAL DISTRICTS

§5.01 General Provisions

- 5.01.01 All uses must comply with the use regulations in [Table 5-1](#), the area and dimensional requirements in [Table 5-2](#) and any applicable requirements for specific uses indicated in [Table 5-1](#).
- 5.01.02 Retail displays outside of a structure must be set back at least 20 ft from the nearest point of a public right-of-way.
- 5.01.03 Material Standards. Metal and vinyl siding are prohibited on all facades visible from any public street except under the following conditions:
1. Metal siding is allowed in M-1 or M-2 Districts under the following conditions:
 - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material (not smooth finish concrete masonry units or smooth concrete) must be located on street facades; if a multi-story building, the first story must meet this material requirement
 - b. No exterior wall plane facing a public street may exceed 30 ft without articulation, such as but not limited to, recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, projecting bays, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.
 - c. If the premises is adjacent to a residential district, the front or main façade may not have any metal siding. However, architectural metal panels are allowed.
 2. Architectural metal panels are allowed in C-2, C-3, or C-6 Districts under the following conditions:
 - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material other than smooth finish concrete masonry units or concrete, must be located on all street facades; if a multi-story building, the first story must meet this material requirement
 - b. No exterior wall plane visible from a public street may exceed 30 ft without articulation, including recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.

§5.02 Neighborhood Commercial Districts (C-2)

The District is intended to provide areas that offer convenient access to goods and services from existing and developing residential areas, lessening the need for longer vehicular trips by residents and promoting walkability.

§5.03 General Commercial District (C-3)

The District is intended to provide areas for general retail sales, personal and professional services, and other compatible commercial activities serving a citywide customer base.

approval expire or be voided, any newly submitted Special District Plan must conform to the regulations in effect at the time of the new submittal.

3. Since the Special District Plan is an essential element of the rezoning itself, the Zoning Board of Adjustments should not grant variances or special exceptions that would have the effect of amending an approved Special District Plan, as such action would constitute rezoning.
4. All provisions of the Zoning Ordinance and Subdivision Regulations apply except where specifically addressed in this Section or within the approved Special District Plan. Unless specific variations are noted in the Special District Plan **and Narrative** and approved by the Council, the most restrictive requirements for parking, loading, yards, signage, landscaping and dimensional regulations applicable to the development under this Ordinance apply.

6.03.03 General Requirements

- A. Minimum area. Each planned development must contain at least ten acres of contiguous land. A smaller land area may be permitted provided evidence that:
 1. the project is consistent with the developmental goals of the Comprehensive Plan for the particular location;
 2. the minimum acreage requirement is impractical due to ownership, existing development patterns and similar constraints;
 3. the design concept fully integrates the development into the surrounding neighborhood or business area;
 4. the arrangement of uses, buildings, streets, parking, open spaces and amenities could not be reproduced on the site under conventional zoning regulations.
- B. Community benefits. The applicant must demonstrate that, in exchange for the flexibility conferred by SD designation, the development will feature the following benefits:
 1. All buildings will feature quality, durable materials.
 2. Driveways, garages and parking areas will not dominate public views along streets. Parking garages along residential blocks will be varied, set back behind the front building line, oriented away from street view, accessed from alleys, or a combination of these methods.
 3. Residential developments will feature a range of housing types and sizes appropriate to different stages in life.
 4. Usable open spaces will be provided in accessible locations throughout the development. A greater amount of common open space will be provided in more intensively developed portions of the development.
 5. Paths will be provided to enable the safe movement of residents, on foot or bike, throughout the development and to adjoining neighborhoods and community destinations.
- C. Where a planned development requires subdivision for single-family dwellings lots to be held under individual ownership, a plat of the development must be approved and recorded in accordance with the Subdivision Regulations.
- D. The proposed development must be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood.

development meets the purpose of this Ordinance and SD Zoning. See Appendix A-3 for submittal requirements. Where referred to herein, the Special District Plan includes all plans, maps, illustrations and written materials required to be submitted.

C. Commission, Council Action

1. The Commission reviews the proposed development for conformity with the Comprehensive Plan and the intent of this §6.03 employing recognized principles of design and land use planning. The Commission will make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.
 2. After the Commission has held a public hearing and made its recommendation, no substantive changes may be made to the Special District Plan to be presented to the Council other than those made to comply with Commission recommendations. Additional information may be submitted provided such does not represent an alteration of the proposed plan.
 3. Upon receipt of the Commission's recommendation, the Council will conduct a public hearing on the rezoning request. Zoning approval by the Council establishes the zoning standards for the development, including but not limited to the maximum density, maximum number of dwelling units, quantities of common open space and amenities, and uses in each subdistrict and phase, as shown in the Special District Plan.
 4. The applicant has 180 days from zoning approval to submit the site plan or preliminary plat, whichever is applicable, for review and approval. Upon the applicant's request, the Director may extend this time period by 60 days. If not submitted within this period, the City may take action to void the SD zoning and rezone, as appropriate.
 5. The planned development must conform to the density and uses approved with the SD rezoning and must incorporate any modifications required as conditions by the Council. How such conditions are to be addressed must be clearly indicated in the proposed site plan or preliminary plat, whichever is applicable.
 6. If, within two years from the effective date of Council approval of the SD zoning, construction has not commenced, the Council may take action to void the SD zoning and rezone the tract, as appropriate.
- D. Changes and Amendments. Approval of changes must be in accordance with Table 6-7. Any deviation from the Special District Plan in conflict with these limits constitutes a violation of this Ordinance. Any change not specifically listed in Table 6-7 constitutes a significant change and must be submitted using the same procedure as a new Special District Plan. Preliminary plats and site plans are evaluated by the Director for consistency with the approved Special District Plan. Minor changes in layout that are consistent with the intent of the approved plan, as determined by the Director, do not require amendment of the Special District Plan. Any request to amend a Special District Plan must be accompanied by a narrative explaining all changes from the previously approved plan.

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see §12.05		SE – Special Exception, see §14.04		A blank cell indicates the use is prohibited	
Nonresidential Uses	UMX	LMX	HDC	RCI	SMX	HN
Ambulance service, subject to §7.04					P	
Artisanal manufacturing	C	C	C	C	C	
Bank or Financial services, excluding Alternative Financial Services	P	P	P	P		
Bar	P	P	C		P	
Bed and Breakfast	C	C		C	C	C
Brewpub	P		P		P	
Business or Professional office	P	P	P	P	P	
Business support service	P	P			P	
Cemetery						C
Commercial school, fully enclosed	P		P	P	P	
Commissary	P	P	C		P	
Communication tower, subject to §7.06					C	
Cottage developments, subject to §7.10				P		
Day care center	P	P	P	P	P	
Dry cleaning pick-up/drop-off business	P	P	P		P	
Entertainment, Indoor	P	P	P	C	P	
Entertainment, Outdoor	C				C	
Extended care facility				P	P	
Garden center or Nursery	C				P	
General retail, Enclosed	P	P	P	P	P	
Home occupation, subject to §7.21	P	P	P	P	P	P
Hotel	P	P	P		P	
Institutional uses, Major, subject to §7.24	C	C	C	P	C	
Institutional uses, Minor	P	P	P	P	P	
Package Store	C		C		C	
Parking, Freestanding	P	P	P	C	P	
Parking, Structured (also refer to district regulations)	P	P	P	P	P	
Passenger terminal	C				C	
Personal services	P	P	P	P	P	
Public facility	P	P	P	P	P	P
Public utility facility, Minor	C	C			C	C
Recreation, Indoor	P	P	P	P	P	
Recreation, Outdoor	C				C	
Recycling center, subject to §7.36	C				C	
Repair services, subject to §7.37					P	
Restaurant-bar	P	P	P		P	
Restaurant, Standard	P	P	P	P	P	
Restaurant, Take-out or delivery only	P	P	P		P	
Short-term rental, subject to §7.40	P	P	P	P	P	P
Studio (dancing, music, art)	P	P	P	P	P	
Veterinary office, Pet grooming, no outdoor pens, subject to §7.48	C	C		P	C	

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see §12.05	SE – Special Exception, see §14.04	A blank cell indicates the use is prohibited			
Residential Uses	UMX	LMX	HDC	RCI	SMX	HN
Accessory dwellings, subject to §7.02				SE		
Caretaker dwelling, subject to §6.05.03.A.2	C	C		C	C	
Duplex, subject to §7.12				P		P
Single-family dwelling, detached				P		P
Townhouses, subject to §7.45		C		C	C	
Upper-story dwellings	P	P	P	P	P	

Table 6-9 Area and Dimensional Requirements, Downtown Districts

District	Building Setbacks				Building Frontage ¹	Minimum Lot Size		Maximum Height of Structures	Min. Nonresidential Ground Floor Height ²
	Front (min.)	Front (max.)	Side (min.)	Rear (min.)		Width	Area		
UMX	0 ft	10 ft	n/a	5 ft	75%	n/a	2,000 sf	60 ft ^{3,4,5}	15 ft
LMX	0 ft	10 ft	n/a	5 ft	75%	n/a	2,000 sf	45 ft ^{4,5}	15 ft
HDC	0 ft	10 ft	n/a	5 ft	75%	n/a	2,000 sf	40 ft ^{4,5}	15 ft
SMX	15 ft	n/a	10 ft	5 ft	n/a	n/a	2,000 sf	40 ft ^{4,5}	15 ft
RCI	20 ft	n/a	5 ft	5 ft	n/a	50 ft	5,000 sf ⁶	30 ft (flat roof) 35 ft (pitched roof)	n/a
HN	20 ft	40 ft	5 ft	5 ft	n/a	50 ft	5,000 sf ⁶	2 stories or 35 ft	n/a

1 Minimum percentage of the lot width, within the area defined by the minimum and maximum front yard setbacks, that must be enclosed by the principal building.

2 Measured between finished floor elevations of ground floor and second floor. **Where a minimum height is listed, ground floor residential is prohibited.**

3 Between Main Avenue and the railroad, buildings may not exceed 75% of the height of the railroad tracks, as measured from the average elevation along the property line adjacent to the railroad right-of-way.

4 Hotels are permitted a maximum height of 75 ft.

5 Additional height may be considered through conditional use request, see [§12.05](#).

6 Applies to detached single-family dwellings only.

3. an existing manufactured home park replaces, cumulatively within a five-year period, 10 homes or 50% of the homes, whichever is more restrictive.
- B. Storm shelter must have a minimum floor area of seven sf for each home stand and be located no more than 1,320 linear feet from the furthest home stand in the park.
- C. Shelters must be designed and constructed in conformance with State of Alabama Emergency Management Agency standards and installed as approved by the Building Official. Shelters must meet all applicable requirements of the Americans with Disabilities Act and, if located within a floodplain, must meet all FEMA requirements.
- D. The park operator is responsible for making the storm shelter accessible and usable in times of need. Storm shelters may not be used for storage purposes if such storage reduces the minimum floor area required herein.

§7.29 Mines and Quarries

- 7.29.01 Minimum parcel size is 100 acres.
- 7.29.02 A 300-foot buffer zone must be established around the perimeter of the property, in which the natural or existing vegetation must be maintained or improved. No digging, dredging, blasting, storage of tailings, or other mining-related activities is allowed within the 300-foot buffer. Where no natural vegetation exists, plantings and other buffer improvements must be provided in accordance with [§9.05 Buffers](#).
- 7.29.03 No structures, vehicles, equipment, or parking areas may be located within 100 ft of a property line.

§7.30 Mini-Warehouses and Self-Storage

- 7.30.01 Requirements applicable to Mini-warehouse and Climate Controlled Self-Storage
 - A. No storage bay or unit may be used as a place of business or any use other than storage. No storage bay or unit may contain plumbing nor more than one electrical outlet.
- 7.30.02 Requirements applicable to Mini-warehouses only
 - A. No business license may be approved for that portion of the property containing the mini-warehouse other than for the mini-warehouse use. Where an applicant proposes additional uses on the same development site, the mini-warehouse use must be physically separated from all other uses. Conditional use approval of the mini-warehouse, if applicable, will be assigned to a specific portion of the site, established by an internal boundary shown on the site plan.
 - B. The mini-warehouse facility must be surrounded by a fence at least six feet in height and that restricts access to the site. An opaque wall or fence, subject to [§9.07 Design Standards for Required Fences](#), may be required as part of Conditional Use approval, if applicable.
- 7.30.03 Requirements applicable to Climate-Controlled Self-Storage only
 - A. Other than that portion of the ground floor of the building used for office and other support functions of the self-storage use, the remainder of the ground floor must be used for retail, dining, office or some combination of these uses **not associated with the storage business. This requirement is waived within the M-1 and M-2 districts.**
 - B. Ground floor must have a floor to ceiling height of at least ten feet.

- a. merchandise occupies an outdoor display area, which is permanent in nature and designated as such on an approved site plan;
 - b. merchandise is located in a temporary display area which does not occupy required parking spaces, driveway aisles, or required buffers, and customers must enter the building to make a purchase.
2. Tent sales and similar activities are permitted only in Commercial Districts on property developed with a principal commercial use with proper pedestrian and vehicular access. They are prohibited on vacant property.
 3. Where the temporary sales activity constitutes a conditional use in the applicable district, it must be approved in accordance with [§12.05 Conditional Uses](#).
 4. The applicant must submit a site plan specifying the location of all tents, temporary structures, equipment, and merchandise on display.
 5. All electrical connections must be inspected and approved by the Building Inspections Department.
 6. The Director and City Engineer may establish additional requirements as necessary to minimize hazards and promote efficient traffic circulation on the site.
 7. The maximum duration is 15 days. A maximum of four permits per calendar year may be authorized, and at least 30 days must elapse between the expiration of one permit and the approval of another.
- K. Yard and Garage Sales
1. Sales may last no longer than two consecutive days.
 2. Sales may not be held on the same premises more than four times per year. There must be an intervening time period of at least 30 days between sales on the same premises.
 3. Yard and garage sales may only be conducted on a property upon which one of the sale event participants is an owner or resident.
 4. Only household goods may be offered for sale. Goods purchased for the sole purpose of resale may not be offered for sale. No consignment goods may be offered for sale.
 5. All temporary signs must be removed immediately upon completion of the sale.

§7.45 Townhouses

7.45.01 Townhouses are subject to the standards in Table 7-5 and the following:

- A. Townhouses must have individual entrances, not used by other units, in the front and rear. They must be placed on their own lots unless developed in condominium form.
- B. Townhouse structures must contain at least three and not more than six contiguous dwelling units.
- C. Such units may have multiple stories or combinations of one- and two-story sections; however, in no case may one unit be above or behind another.
- D. Side and rear yards may be enclosed by a masonry wall not exceeding six feet in height.
- E. Townhouse lots may be accessed via alleyways to the rear of the lots or from common parking areas. Parking on individual townhouse lots may not have direct access from any public street.
- F. Townhouses should be designed so that the rear elevations of each building do not face a public street.

Table 7-5 Townhouse Standards

Minimum Lot Area	Minimum Lot Width	Maximum ISR on individual lots	Minimum Yards			
			Front	Secondary Front	Side (end units)	Rear
2,000 sf	18 ft	.60	15 ft	20 ft	5 ft ¹	15 ft

¹ or width of any easement along the side lot lines, whichever is greater.

§7.46 Twin Houses

7.46.01 Twin houses are subject to the standards in Table 7-6 and the following:

- A. Each twin house must have individual entrances, not used by other units, in the front and rear.
- B. Twin house dwellings may have multiple stories or combinations of one-and two-story sections; however, in no case may one dwelling be above or behind another.
- C. side and rear yards may be enclosed by a masonry wall not exceeding six feet in height.
- D. Twin house lots may be accessed via alleyways to the rear of the lots or from common parking areas. Parking on individual Twin house lots may not have direct access from any public street.

Table 7-6 Twin House Standards

Minimum Lot Area	Minimum Lot Width	Maximum ISR on individual lots	Minimum Yards			
			Front	Secondary Front	Side	Rear
3,500 sf	25 ft	.45	25 ft	20 ft	10 ft	20 ft

§7.47 Vending Facilities

7.47.01 The following standards apply to accessory vending and freestanding vending facilities:

- A. Vending machines and structures may not encroach into any required setback.
- B. Vending machines and structures may not exceed ten feet in height.
- C. Perimeter and frontage landscaping must be provided in accordance with [§9.03 Vehicular Area Landscaping Standards](#).
- D. Drive-up access may not be located between the adjoining street and the vending machine or structure.

7.47.02 Freestanding signs are not permitted on lots with only vending machines and no principal building.

§7.48 Veterinary Offices and Pet Grooming

No outdoor pens, runs or cages are permitted except with Conditional Use approval in the M-1 and AG Districts. Outdoor exercise areas are allowed and must be designated as such on the site plan. **Outdoor exercise areas are prohibited within the downtown districts.**

§7.49 Zero Lot Line Dwellings

7.49.01 Zero Lot Line Dwellings are subject to the standards in Table 7-7 and the following:

- A. No windows, doors, air conditioning units or other openings or projections of any kind are permitted where the structure meets the side lot line. However, a window may face the zero-side yard provided it does not project or swing outward over the lot line and otherwise complies with the Building Code.

Historic Downtown Core District. When calculating required loading spaces, a fraction is rounded up to the nearest whole number.

- 8.04.02 Loading space for two or more uses on the same lot may be shared as long as the amount of space meets the combined requirements of all uses to be served.
- 8.04.03 Loading spaces may not be located forward of the front building lines except in the M-1 and M-2 Districts.
- 8.04.04 If any structures or uses are enlarged, expanded or changed to a use requiring more loading or parking space, additional loading or parking space must be provided to meet the total requirements of the enlarged, expanded or changed use. If it is not practicable to meet the full requirement for loading spaces, the Director may approve a reduction of 10%. A reduction of more than 10% of the loading requirement may only be approved by the Board as a Special Exception.
- 8.04.05 Loading spaces must be at least 12 ft wide and 40 ft long with a minimum vertical clearance of 15 ft.

Table 8-3 Off-Street Loading Standards

Use	Space Required
Retail and wholesale businesses; warehousing and distribution; industrial uses; restaurants; funeral homes; laundering and dry-cleaning plants; and similar uses	Less than 8,000 sf GFA: no space required unless the Zoning Official determines that the specific use requires such space
	8,001-20,000 sf of GFA: 1 space
	20,001-60,000 sf GFA: 2 spaces
	Over 60,000 sf GFA: 2 spaces plus 1 additional space for every 50,000 sf GFA or fraction thereof over 60,000 sf
Auditoriums and assembly uses; office uses; stadiums; lodging; assisted living and extended care facilities; and similar uses	Less than 10,000 sf GFA: no space is required unless the Zoning Official determines that the specific use requires such space
	10,001-40,000 sf GFA: 1 space
	Over 40,000 sf GFA: 1 space plus 1 additional space for every 50,000 sf or fraction thereof over 40,000 sf

Alternative designs that accomplish the intent of this ordinance may be permitted subject to approval of the Director and the City Engineer.

9.02.06 Ground Cover. Gravel may be used in required landscape areas but may not otherwise be used as ground cover.

9.02.07 For new single-family detached subdivisions, 1 canopy tree is required on each lot.

§9.03 Vehicular Area Landscaping Standards

9.03.01 Applicability

A. These regulations apply to vehicular areas in nonresidential, multifamily and mixed-use developments used for off-street parking and loading; vehicular storage, display, maneuvering and washing; and the dispensing of motor fuels as specified in Table 9-1. These regulations do not apply to parking areas on single-family residential lots but do apply to common parking areas in single-family residential developments.

B. If an existing vehicular area is increased in size, the new vehicular area must comply with this Section.

9.03.02 Plant Materials. Species from [Table 9-3](#), which are appropriate to the locations in which they will be planted, must be used for required vehicular area landscaping.

Table 9-1 Applicability of Vehicular Area Landscaping Requirements

Number of Spaces in Parking Lot	Type of Landscaping		
	Frontage	Perimeter	Interior
Parking area less than 20 spaces	X	X	
Parking area of 20 or more spaces	X	X	X
Parking structures	X	X	
Any other vehicular use area	X	X	

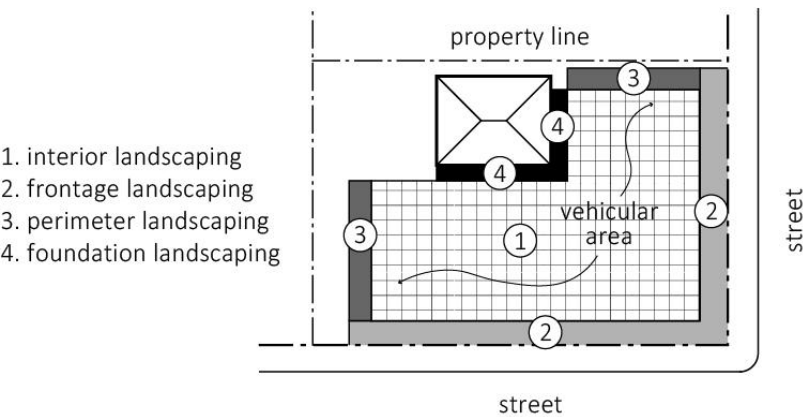


Figure 9-1 Vehicular Landscaping Areas

9.03.03 Frontage Landscaping

A. Except as required in [§6.04 Special Corridor Overlay District](#), frontage landscaping must be, at a minimum, ten feet in depth along all adjoining public rights-of-way. Frontage landscaping must include a

- 9.08.01 Parking requirements may be reduced by one space for each existing tree that is preserved and that meets perimeter planting requirements. In no case may the combination of all reductions in commercial parking exceed the following:
- A. 10% for parking lots containing 1-74 spaces,
 - B. 15 % for parking lots containing 75-125 spaces, or
 - C. 20% for parking lots containing 126 or more spaces.
- 9.08.02 General Requirements
- A. Each existing tree to be preserved must be approved by the Director to receive credit.
 - B. Preserved trees are subject to the same maintenance and replacement requirements as newly planted trees.
- 9.08.03 Protection of Preserved Trees during Construction. Existing trees may only be credited where the following management standards are met:
- A. During construction, the critical root zone of the trees to be preserved must be fenced and protected from compaction, trenching, harmful grade changes and any other injury and be shown on an approved landscape plan.
 - B. Pavement, building foundations and other impervious surfaces may not encroach into the critical root zone, unless preservation practices are followed to ensure exchange of oxygen, water and nutrients to the root system. Said preservation practices must be specified in written and/or graphic form to the Director for approval.
 - C. Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may be located within the critical root zone only if preservation practices are followed to ensure exchange of oxygen and water to the root system.

§9.09 Ownership and Maintenance

- 9.09.01 The owner of the property is responsible for maintaining all required landscaping in good condition. Required maintenance includes the prompt replacement of all dead or damaged landscaping material, to ensure continued compliance with the requirements of this ordinance. All buffer materials must be maintained so that the purpose and effect of the buffers is not diminished. **No modifications may be made that would decrease conformity with the requirements of this ordinance.**
- 9.09.02 The following minimum maintenance activities are required:
- A. Replacement of plant materials destroyed by any cause. In the case of any canopy tree removed or otherwise destroyed by the willful act of the property owner, tenant or contractor, a tree of the same or larger caliper must be used as a replacement. Where replacement at the same or larger caliper is not feasible, the Director may provide alternative replacement criteria.
 - B. Repair or replacement of fences and walls that deteriorate or are damaged by any cause.
 - C. Restoration of berms that are altered by erosion, construction, or other causes.
 - D. Irrigation of landscape materials is strongly recommended, particularly for larger development sites. Landscaping lost due to lack of rainfall or irrigation must be replaced.

not expected to contribute substantially to traffic and the spirit of this Ordinance is not unduly compromised.

- c. Entrances, internal streets, drives, and driveways must be constructed to accommodate anticipated traffic flows after the development is complete. Preparation of plans and specifications are the responsibility of the applicant.
 - d. Applicants may be required to install, at their own expense, turn lanes, traffic signals, signs, and other improvements necessary to handle the increased traffic and potential traffic hazards.
3. The proposed development must be in accordance with the Erosion Control Ordinance.
 4. Lighting facilities and lighted signs must be placed and shielded in such a manner, and of such a height and intensity, as not to cause direct light to shine on other properties to the extent a public nuisance is created or a safety hazard is created on a public street. See also [§3.11 Lighting](#).
 5. To the greatest extent possible, utilities must be placed underground, unless the applicant can demonstrate that it is not practicable in the particular location.
 6. The proposed development must be designed to prevent danger from fire, explosion, or other safety hazards to the general public, and the persons residing or working on surrounding property.
 7. Loading docks, garbage collection areas and similar facilities and functions should to the greatest extent possible, be incorporated into the overall design of the building and the landscaping, so that the visual and acoustic impacts of these functions are fully contained and are not visible from adjacent properties or public streets. In the event that the collection areas enclose dumpsters or other equipment, screening must be provided as required in [§9.06 Screening](#). Screening materials should be consistent with the principal materials of the building and landscaping.
 8. Applicants may be required to install, at their own expense, sidewalks and half-street improvements as specified in the Subdivision Regulations or the Engineering Design and Construction Manual.
- B. Architectural guidelines. The following guidelines are intended to promote the health, safety and welfare of citizens. For site plans requiring Special Exception or Conditional Use approval, these guidelines may be supplemented or superseded by the approving authority by specific design guidelines applicable to specific uses or portions of the City as set out herein. **Portable, prefabricated buildings only allowed in M-1 and M-2 zones, or as residential accessory structures.**
1. Height and massing
 - a. Multifamily, commercial and office structures must be designed to be compatible and consistent with the architectural style and character of single-family dwellings in the immediate vicinity.
 - b. Lengthy unbroken facades should be avoided. As a general guide, the maximum horizontal length of an unbroken facade plane should be 50 ft in residential districts, and 75 ft in commercial and office districts.
 - c. Buildings on corner lots must be considered more significant structures, due to the fact that they have at least two front facades visibly exposed to the street. It is strongly encouraged that such buildings be designed with additional height and architectural embellishments, such as corner towers, relating to their location.
 - d. Buildings should be located to front towards and relate to public streets, both functionally and visually, to the greatest extent possible.

City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

Case: AMD-25-01

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Update

The City of Northport is requesting an amendment to the zoning ordinance. This amendment follows a planned three-month review of the zoning ordinance rewrite adopted on December 16, 2024. These updates serve to correct errors, clean up and clarify minor issues that were discovered. The updates are highlighted in the attachment.

Any action on this item will be a recommendation to City Council.



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.b.1.

MEETING DATE: May 5, 2025

SUBJECT: Resolution Reallocating Northport First Funds

Unfinished Business:

Public Hearing:

New Business:

First Reading: X

Consent Agenda:

Second Reading:

Prepared By: Kelly Homan

Approved By: Darren McGee

Summary:

This is a request to reallocate \$989,642.75 of 2025 and 2022 Northport First Funds. The breakdown of funds is attached. The proposal was approved by the Finance Committee on April 21, 2025.

Recommendation:

Approve the request.

Funding Source/GL Code:

GL Code No. Amount: \$989,642.75

Motion for Consideration:

I move to adopt the resolution for the proposed reallocation of 2025 and 2022 Northport First Funds.

NORTHPORT FIRST REALLOCATION

2025 Allocation	CURRENT ALLOCATION	REVISED ALLOCATION	
Unallocated	\$68,333.33	\$33,333.33	
5th St Railroad Bridge repair	<u>\$500,000.00</u>	<u>\$100,000.00</u>	
	\$568,333.33	\$133,333.33	
2022 Allocation			
Downtown Northport WiFi	\$65,000.00	\$0.00	
Water Park Engineering	<u>\$600,000.00</u>	<u>\$110,357.25</u>	Note 1
	\$665,000.00	\$110,357.25	
TOTAL	<u>\$1,233,333.33</u>	<u>\$243,690.58</u>	\$989,642.75 Decrease
New Allocation			
2025 Dirt Road Infrastructure Repair	\$150,000.00	\$300,000.00	
2025 43/69 Preliminary Engineering	\$100,000.00	\$120,000.00	
2023 Recreational Facilities	\$2,500,000.00	\$2,989,642.75	Note 2
2025 Paving	<u>\$400,000.00</u>	<u>\$730,000.00</u>	
TOTAL	<u>\$3,150,000.00</u>	<u>\$4,139,642.75</u>	\$989,642.75 Increase

Note 1: Revised allocation has already ebb expended.

Note 2: Of the original \$2,500,000 allocation, \$1,217,856 has been expended leaving \$1,771,786.75 remaining after the re-allocation.

RESOLUTION NO. 25 -

RESOLUTION REALLOCATING NORTHPORT FIRST FUNDS

WHEREAS, the City of Northport desires to utilize Northport First Funds in a fiscally responsible manner while also furthering the initiatives of the City of Northport.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Northport, Alabama as follows:

1. That the City reallocate a total of \$989,642.75 of 2025 & 2022 Northport First Funds from the following expenses:

	Current	Revised
2025		
a. Unallocated	\$68,333.33	\$33,333.33
b. 5 th St Railroad Bridge Repair	<u>\$500,000.00</u>	<u>\$100,000.00</u>
	\$568,333.33	\$133,333.33
2022		
c. Downtown Northport Wifi	\$65,000.00	\$0.00
d. Water Park Engineering	<u>\$600,000.00</u>	<u>\$110,357.25</u>
	\$1,233,333.33	\$243,690.58

NOTE: \$989,642.75 Decrease

2. To the following new allocation:
3.

2025		
a. Dirt Road Infrastructure Repair	\$150,000.00	\$300,000.00
b. 43/69 Preliminary Repair	\$100,000.00	\$120,000.00
c. Paving	\$400,000.00	\$730,000.00
2023		
d. Recreational Facilities	<u>\$2,500,000.00</u>	<u>\$2,989,642.75</u>
	\$3,150,000.00	\$4,139,642.75

NOTE: \$989,642.75 Increase

4. This resolution shall become effective immediately.

RESOLVED AND DONE THIS 5th DAY OF MAY 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

Christy Bobo, Its President

ATTESTED:

Glenda D. Webb, City Administrator

Reading: May 5, 2025

Motion By:

Second By:



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.b.2.

MEETING DATE: May 5, 2025

SUBJECT: Resolution to Appoint Mrs. Tena Phifer as a member to the Zoning Board of Adjustments.

Unfinished Business:

Public Hearing:

New Business: X

First Reading:

Consent Agenda:

Second Reading:

Prepared By: Katelyn Lesley

Approved By: Julie Ramm

Summary:

The resolution will appoint Mrs. Tena Phifer as a regular member of the Zoning Board of Adjustment. The Zoning Board of Adjustment is made up of seven members. Mrs. Tena Phifer is currently serving as a supernumerary member and has expressed interest in serving as a regular member on the Zoning Board of Adjustment. The appointment will allow Mrs. Phifer to serve as a regular member until her term expires on December 31, 2027.

Recommendation:

The Administrative Committee met at a regular scheduled meeting on April 21, 2025, and made a favorable recommendation to City Council to appoint Mrs. Tena Phifer as a regular member.

Funding Source/GL Code:

NA

Motion for Consideration:

I make a motion to approve the resolution to appoint Mrs. Tena Phifer, as a regular member of the Zoning Board of Adjustment with an expiration to term ending on December 31, 2027.

RESOLUTION NO. _____

RESOLUTION MAKING AN APPOINTMENT TO THE ZONING BOARD OF ADJUSTMENT

WHEREAS there is a position on the Zoning Board of Adjustment; and

WHEREAS Tena Phifer has expressed an interest to serve on the Zoning Board of Adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Northport, Alabama, that Tena Phifer be appointed to the Zoning Board of Adjustment to serve as a member. Her term will expire at the end of December 2027.

RESOLVED AND DONE this _____ day of _____ 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

BY: _____
Christy Bobo
Council President

ATTEST:

Glenda D. Webb
City Administrator

Reading: May 5, 2025

Motion By: _____

Second By: _____



DEPARTMENTAL SUMMARY OF REQUESTED ACTION THE NORTHPORT CITY COUNCIL AGENDA

AGENDA ITEM NO. 9.b.3.

MEETING DATE: May 5, 2025

SUBJECT: Resolution Authorizing the Mayor to Execute the Updated Funding Agreement with the Alabama Department of Transportation for US-43 and Mitt-Lary Road Improvements

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

The City of Northport and Alabama Department of Transportation have continuously been working on the US-43 and Mitt Lary road improvements since Resolution 17-92 was passed on September 18, 2017, authorizing the Mayor to enter into an agreement with Alabama Department of Transportation with the fiscal impact to the City in the amount of \$235,000.00.

On May 20, 2024, the City Council passed Resolution 24-81 authorizing the Mayor to execute the funding agreement with Alabama Department of Transportation for US-43 and Mitt Lary Road Improvements. The Engineering department has received an updated funding agreement from ALDOT.

The Engineering Department is requesting that the City Council authorize the Mayor to execute the Updated Funding Agreement with Alabama Department of Transportation for US-43 and Mitt-Lary Road Improvements project. Documentation is attached.

Recommendation:

That the requested resolution be approved.

Funding Source/GL Code:

GL Code No. NA Amount: 0

Motion for Consideration:

I move that the City Council authorize the Mayor to execute the Updated Funding Agreement with Alabama Department of Transportation for US-43 and Mitt Lary Road Improvements.

RESOLUTION NO. 25-

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE UPDATED
FUNDING AGREEMENT WITH ALABAMA DEPARTMENT OF TRANSPORTATION
FOR THE US-43 AND MITT LARY ROAD IMPROVEMENTS**

WHEREAS, On May 20, 2024, the City Council approved Resolution 24-81 authorizing the Mayor to execute a Funding Agreement with Alabama Department of Transportation for the US-43 and Mitt Lary Road Improvements, with no fiscal cost to the City; and,

WHEREAS, the Engineering Department is requesting that the City Council authorize the Mayor to execute the update funding agreement with Alabama Department of Transportation for the US-43 and Mitt Lary Road Improvements; and

WHEREAS, there will be no additional cost to the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Northport, Alabama as follows:

1. To authorize the Mayor to execute the updated funding agreement with Alabama Department of Transportation for the US-43 and Mitt Lary Road Improvements with no additional cost to the City.

RESOLVED AND DONE THIS 5th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 5, 2025

Motion: _____

Second: _____

**PRELIMINARY ENGINEERING,
RIGHT-OF-WAY,
AND
CONSTRUCTION
AGREEMENT
FOR A
ALABAMA TRANSPORTATION REHABILITATION
AND IMPROVEMENT PROGRAM II
PROJECT**

**BETWEEN THE STATE OF ALABAMA
AND THE
CITY NORTHPORT
Tuscaloosa County**

**Project No. ATRP2-63-2021-375
CPMS Ref# 100072841, 100078712 & 100073301**

PART ONE (1): INTRODUCTION

This Agreement is made and entered into by and between the State of Alabama (acting by and through the Alabama Department of Transportation), hereinafter referred to as the STATE; and the City of Northport, Alabama, hereinafter referred to as the CITY.

WHEREAS, the STATE and the CITY desire to cooperate in the intersection improvements on SR-13 (US-43) at Mitt Lary Rd./Rose Blvd. (CR-56) in the City of Northport; Project# ATRP2-63-2021-375; CPMS Ref# 100072841, 100078712, and 100073301.

NOW, THEREFORE, it is mutually agreed between the STATE and the CITY as follows:

PART TWO (2): FUNDING PROVISIONS

- A. **Project Funding:** Alabama Transportation Rehabilitation and Improvement Program II (ATRIP II) Funds shall be limited to \$2,000,000.00 for this project. ATRIP II funds will be expended first followed by the City's contribution. Any overruns in project costs exceeding \$2,235,000.00 will be borne by STATE funds and from CITY funds at a 50/50 split. In the event of an underrun in project costs, the ATRIP II funds will not exceed total project costs.
- B. The estimated cost and participation by the various parties is as follows:

<u>PRELIMINARY ENGINEERING</u>	ESTIMATED COST
ATRIP II Funds	<u>\$ 329,442.12</u>
 <u>RIGHT-OF-WAY</u>	
ATRIP II Funds	<u>\$ 285,000.00</u>

CONSTRUCTION

ATRIP II Funds	\$1,385,557.88
City Funds	<u>\$ 235,000.00</u>

<u>TOTAL (Incl. E&I)</u>	<u>\$2,235,000.00</u>
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- C. **Time Limit:** This project will commence upon written authorization to proceed from the STATE directed to the CITY.

The approved allocation of funds for projects containing Alabama Transportation Rehabilitation and Improvement Program funds may lapse if a project has not been authorized within (24) months of the date of the funding approval by the Governor, and the approved allocation shall be returned to the STATE for re-allocation. A time extension may be approved by the STATE upon formal request by the applicant. Failure to meet other project milestones, as set forth in the ATRIP II Guidelines, may result in an approved allocation being returned to the STATE.

PART THREE (3): PROJECT SERVICES

- A. The Right-of-Way acquisition phase is hereby defined as the appraisal fees, appraisal review fees and the cost of acquisition incurred.

The CITY will furnish all Right-of-Way for the project on CITY Right-of-Way and the STATE will furnish all Right-of-Way for the project on STATE Right-of-Way. The Right-of-Way acquisition phase is hereby defined as the appraisal fees, appraisal review fees and the cost of acquisition incurred.

An initial consultation to determine Right-of-Way requirements shall take place between the STATE and CITY prior to authorization of the Construction budget. Any Right-of-Way acquired that will be owned and maintained by the STATE will be acquired by the STATE with associated Right-of-Way acquisition costs as to be an eligible cost to this Agreement. Any Right-of-Way acquired that will be owned and maintained by the CITY will be acquired by the CITY with associated Right-of-Way costs to be an eligible cost as part of this Agreement.

Regarding CITY Right-of-Way, work accomplished under the provisions of this agreement will be accomplished on property owned by or which will be acquired by the CITY in accordance with applicable Federal and state laws, regulations, and procedures. Any exceptions to this requirement must be approved by the STATE in writing prior to incurring costs for which reimbursement is requested by the CITY. In cases where property is leased, or easements obtained, the terms of the lease or easement will not be less than the expected life of the improvements.

Acquisition of real property by the CITY as a part of this project will conform to and be in accordance with the provisions of the Federal Uniform Relocation Assistance & Real Property Acquisition Policies Act (49 CFR 24, Subpart B), all federal environmental laws, and all other applicable state and federal laws.

Any property acquired by the CITY shall be in the name of the CITY with any condemnation or other legal proceedings being performed by the CITY.

The CITY shall follow all Federal regulations related to the Management, Leasing, and Disposal of Right-of-Way, uneconomic remnants and excess Right-of-Way as found in CFR 23 § 710 Subpart D. Proceeds for Leases and Disposals shall be credited to the Project or to the Title 23 Collector Account.

No change in use or ownership of real property acquired or improved with funds provided under the terms of this Agreement will be permitted without prior written approval from the STATE or FHWA. The STATE or FHWA will be credited on a prorata

share, as provided in Part Two, Section B, any revenues received by the CITY from the sale or lease of property.

- B. The CITY will relocate any utilities in conflict with the project improvements in accordance with applicable Federal and State laws, regulations, and procedures. Associated Utility costs will not be an eligible cost as part of this Agreement.
- C. The STATE will make the Survey, perform the Design, complete the Plans and furnish all Preliminary Engineering for the project with STATE forces or with a consultant. Associated Survey, Design, Plan Preparation, and Preliminary Engineering costs will be an eligible cost as part of this Agreement.
- D. The STATE will furnish all construction engineering for the project with STATE forces or with a consultant as an eligible cost to the project.
- E. The STATE will furnish the necessary inspection and testing of materials when needed as part of the cost of the project.

PART FOUR (4): CONTRACT PROVISIONS

- A. Associated Construction cost will be an eligible cost as part of this Agreement.

The project will be let to contract by the STATE. The STATE will be responsible for advertisement and receipt of bids, and the award of the Contract. Following the receipt of bids and prior to the award of the Contract, the STATE will invoice the CITY for its pro rata share of the estimated cost as reflected by the bid of the successful bidder plus Engineering & Inspection and Indirect Costs (if applicable). The CITY shall pay this amount to the STATE no later than 30 days after the date bids are opened. Failure to do so may lead to the rejection of the bid.
- B. If necessary, the STATE will file an Alabama Department of Environmental Management (ADEM) National Pollutant Discharge Elimination System (NPDES) Notice of Registration (NOR) (Code Chapter 335-6-12) for this project without cost to this project. The STATE will be the permittee of record with ADEM for the permit. The STATE and the contractor will be responsible for compliance with the permit.

If necessary, the CITY will secure all permits and licenses of every nature and description applicable to the project in any manner and will conform to and comply with the requirements of any such permit or license, and with each and every requirement of any and all agencies, and of any and all lawful authorities having jurisdiction or requirements applicable to the project or to the project activities.
- C. The STATE will comply with the Alabama Department of Transportation Standard Specifications for Highway Construction, Latest Edition, on this project and will ensure that work associated on this project meets the standards of the Alabama Department of Transportation and the project will be built in accordance with the approved plans.
- D. Subject to the limitations on damages applicable to municipal corporations under Ala. Code § 11-47-190 (1975), the CITY shall indemnify, and hold harmless the State of Alabama, the Alabama Department of Transportation, its officers, officials, agents, servants, and employees from and against (1) claims, damages, losses, and expenses, including but not limited to attorneys' fees arising out of, connected with, resulting from or related to the work performed by the CITY, or its officers, employees, contracts, agents or assigns (2) the provision of any services or expenditure of funds required, authorized, or undertaken by the CITY pursuant to the terms of this Agreement, or (3) any damage, loss, expense, bodily injury, or death, or injury or destruction of tangible property (other than the work itself), including loss of use therefrom, and including but not limited to attorneys' fees, caused by the negligent, careless or unskillful acts of the CITY its agents, servants, representatives or employees, or the misuse, misappropriation, misapplication, or misexpenditure of any source of funding, compensation or reimbursement by the CITY, its agents, servants, representatives or employees, or anyone for whose acts the CITY may be liable.

- E. The STATE will be obligated for the payment of damages occasioned to private property, public utilities or the general public, caused by the legal liability (in accordance with Alabama and/or Federal law) of the STATE, its agents, servants, employees or facilities.
- F. Upon completion and acceptance of this project by the State, the CITY will assume full ownership and responsibility for the project work on CITY Right-of-Way and maintain the project on CITY Right-of-Way in accordance with applicable State law.

PART FIVE (5): ACCOUNTING PROVISIONS

- A. The CITY will not assign any portion of the work to be performed under this Agreement or execute any contract, amendment or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this Agreement, without the prior written approval of the STATE.

- B. The STATE will establish and maintain a cost accounting system that must be adequate and acceptable to the STATE as determined by the auditor of the STATE.

All charges to the Project will be supported by properly executed invoices, contracts, or vouchers, as applicable, evidencing in proper detail the nature and propriety of the charges, in accordance with the requirements of the STATE. All checks, invoices, contracts, vouchers, orders or other accounting documents pertaining in whole or in part to the project will be clearly identified, readily accessible and to the maximum extent feasible, kept separate and apart from all other such documents.

The STATE will report the progress of the project. The STATE will also provide any information requested regarding the project under the Alabama Open Records Act.

The STATE will permit, the Comptroller General of the United States, and the Secretary of the USDOT, or either of them or their respective authorized representatives, to inspect, at any time, vehicles and equipment utilized or used in performance of the project; any and all data and records which in any way relate to the project or to the accomplishment of the project. The STATE will also permit the above noted persons to audit the books, records and accounts pertaining to the project at any and all times, and the STATE will give its full cooperation to those persons or their authorized representatives, as applicable.

The STATE will comply with all audit requirements set forth in the 2 CFR Part 200 requirements, or the most current version of those requirements under federal law.

- C. The STATE will retain all books, records, and other documents relative to this Agreement for a minimum of three (3) years after project termination, expiration of Federal interest, or close out, and the STATE, the Comptroller General of the United States, and the Secretary of the USDOT, or either of them or their respective authorized representatives, will have full access to, and right to examine any of said materials at all reasonable times during said period.
- D. Any user fee or charge to the public for access to any property or services provided through the funds made available under this agreement, if not prohibited by a Federal, State or local law, must be applied for the maintenance and long-term upkeep of the project authorized by this agreement.
- E. An audit report must be filed with the Department of Examiners of Public Accounts, upon receipt by the STATE, for any audit performed on this project in accordance with Act No. 94-414 and Act No. 2019-2 (Rebuild Alabama Act).

PART SIX (6): MISCELLANEOUS PROVISIONS

- A. By entering into this agreement, the CITY is not an agent of the STATE, its officers, employees, agents or assigns. The CITY is an independent entity from the STATE and nothing in this agreement creates an agency relationship between the parties.

- B. It is agreed that the terms and commitments contained in this agreement shall not be constituted as a debt of the State of Alabama in violation of Article 11, Section 213 of the Constitution of Alabama, 1901, as amended by Amendment 26. It is further agreed that if any provision of this agreement shall contravene any statute or Constitutional provision or amendment, either now in effect or which may, during the course of this agreement, be enacted, then the conflicting provision in this agreement shall be deemed null and void.
- C. By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate Federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.
- D. No member, officer, or employee of the CITY during their tenure of employment, and for one year thereafter shall have any interest, direct or indirect, in this Agreement or the proceeds, profits, or benefits therefrom.
- E. The terms of this Agreement may be modified by revision of this Agreement duly executed by the parties hereto.
- F. This agreement may be terminated by either party upon the delivery of a thirty (30) day notice of termination.
- G. Nothing shall be construed under the terms of this Agreement that shall cause any conflict with Section 23-1-63, Code of Alabama, 1975.
- H. **Exhibits A, E, H, M, and N** are hereby attached to and made a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by those officers, officials and persons duly authorized to execute same, and the Agreement is deemed to be dated and to be effective on the date hereinafter stated as the date of its approval by the Governor of Alabama.

City of Northport, Alabama

ATTEST:

By: _____
As Mayor (Signature)

By: _____
Clerk (Signature)

Print Name of Mayor

Print Name of Clerk
(AFFIX SEAL)

This contract has been legally reviewed and approved as to form.

By: _____
Legal Counsel for
Alabama Department of Transportation

RECOMMENDED FOR APPROVAL:

Wallace McAdory III, P.E.
West Central Region Engineer

Bradley B. Lindsey, P.E.
State Local Transportation Engineer

Edward N. Austin, P. E.
Chief Engineer

STATE OF ALABAMA, ACTING BY AND THROUGH
THE ALABAMA DEPARTMENT OF TRANSPORTATION

John R. Cooper, Transportation Director

THE WITHIN AND FOREGOING AGREEMENT IS HEREBY EXECUTED AND
SIGNED BY THE GOVERNOR ON THIS _____ DAY OF _____, 20_____.

KAY IVEY
GOVERNOR, STATE OF ALABAMA

RESOLUTION NUMBER_____

BE IT RESOLVED, by the City of Northport as follows:

That the City enter into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation relating to a project for:

Intersection improvements on SR-13 (US-43) at Mitt Lary Rd./Rose Blvd. (CR-56) in the City of Northport; Project# ATRP2-63-2021-375; CPMS Ref# 100072841, 100078712, and 100073301.

Which agreement is before this Council, and that the agreement be executed in the name of the City, by the Mayor for and on its behalf and that it be attested by the City Clerk and the official seal of the City be affixed thereto.

BE IT FURTHER RESOLVED, that upon the completion of the execution of the agreement by all parties, that a copy of such agreement be kept on file by the City.

I, the undersigned qualified and acting Clerk of the City of Northport, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City named therein, at a regular meeting of such Council held on the _____day of _____, 20____, and that such resolution is on file in the City Clerk's Office.

ATTESTED:

City Clerk

Mayor

_____day of _____, 20_____, and that such resolution is of record in the Minute Book of the City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this_____day of _____, 20_____.

City Clerk

(AFFIX SEAL)

EXHIBIT A

PARTICIPATION BY DISADVANTAGED BUSINESS ENTERPRISES IN FEDERAL-AID PROGRAM

Policy. It is the policy of the U.S. Department of Transportation that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 26 shall have the opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this AGREEMENT. Consequently, the DBE requirements of 49 CFR Part 26 apply to this AGREEMENT.

DBE Obligation. The recipient of funds under the terms of this AGREEMENT agrees to ensure that Disadvantaged Business Enterprises as defined in 49 CFR Part 26 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this agreement. The recipient shall take all necessary and reasonable steps in accordance with 49 CFR Part 26 to see that Disadvantaged Business Enterprises have the opportunity to compete for and perform contracts and shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of U.S. Department of Transportation assisted contracts.

Failure of the recipient of funds under the terms of this AGREEMENT, or failure of its subcontractor (if a subcontractor is authorized) to carry out the DBE requirements of this AGREEMENT shall constitute a breach of contract, and may result in termination of the contract by the STATE, or such other remedy may be undertaken by the STATE as it deems appropriate.

EXHIBIT E

TERMINATION OR ABANDONMENT

- a. The STATE has the right to abandon the work or to amend its project at any time, and such action on its part shall in no event be deemed a breach of contract.
- b. The STATE has the right to terminate this AGREEMENT at its sole discretion without cause and make settlement with the CITY upon an equitable basis. The value of the work performed by the CITY prior to the termination of this AGREEMENT shall be determined. In determining the value of the work performed, the STATE shall consider the following:
 - 1. The ratio of the amount of work performed by the CITY prior to the termination of the AGREEMENT to the total amount of work contemplated by this AGREEMENT less any payments previously made.
 - 2. The amount of the expense to which the CITY is put in performing the work to be terminated in proportion to the amount of expense to which the CITY would have been put had he been allowed to complete the total work contemplated by the AGREEMENT, less any payments previously made. In determining the value of the work performed by the CITY prior to the termination, no consideration will be given to profit, which the CITY might have made on the uncompleted portion of the work. If the termination is brought about as a result of unsatisfactory performance on the part of the CITY, the value of the work performed by the CITY prior to termination shall be fixed solely on the ratio of the amount of such work to the total amount of work contemplated by this AGREEMENT.

CONTROVERSY

In any controversy concerning contract terms, or on a question of fact in connection with the work covered by this project, including compensation for such work, the decision of the Transportation Director regarding the matter in issue or dispute shall be final and conclusive of all parties.

CONTRACT BINDING ON SUCCESSORS AND ASSIGNS

- a. This contract shall be binding upon the successors and assigns of the respective parties hereto.
- b. Should the AGREEMENT be terminated due to default by CITY, such termination shall be in accordance with applicable Federal Acquisition Regulations.

EXHIBIT H

Page 1

EQUAL RIGHTS PROVISIONS

During the performance of this contract, the CITY for itself, its assignees and successors in interest agrees as follows:

a. **Compliance with Regulations**

The CITY will comply with the Regulations of the Department of Transportation relative to nondiscrimination in federally-assigned programs of the Department of Transportation (Title 49, Code of Federal Regulations, Part 21, as amended by 23 CFR 710-405(b), hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;

EXHIBIT H

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- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

b. **Nondiscrimination**

In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, Section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332, the CITY agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. The CITY will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices where the contract covers a program set forth in Appendix B of the Regulations.

The CITY will comply with all provisions of Executive Order 11246 of September 24, 1965 as amended by Executive Order 11375, and of the rules, regulations (41 CFR, Part 60) and relevant orders of the Secretary of Labor.

c. **Solicitations**

In all solicitations either by competitive bidding or negotiation made by the CITY for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor, supplier or lessor shall be notified by the CITY of the CITY'S obligation under this contract and the Regulations relative to nondiscrimination on the ground of race, color, religion, sex or national origin.

d. **Information and Reports**

The CITY will provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books,

EXHIBIT H

Page 3

records, accounts, other sources of information and its facilities as may be determined by the STATE or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a CITY is in the exclusive possession of another who fails or refuses to furnish this information, the CITY shall so certify to the STATE, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

e. **Sanctions for Noncompliance**

In the event of the CITY'S noncompliance with the nondiscrimination provisions provided for herein, the STATE shall impose such contract sanctions as it may determine to be appropriate, including but not limited to,

1. withholding of payments to the CITY under contract until the CITY complies, and/or
2. cancellation, termination or suspension of the contract, in whole or in part.

f. **Incorporation of Provisions**

The CITY will include the foregoing provisions a. through f. in every subcontract, including procurements of materials and leases of equipment, unless excepted by the Regulations, orders or instructions issued pursuant thereto. The CITY will take such action with respect to any subcontract, procurement, or lease as the STATE may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event a CITY becomes involved in, or is threatened with, litigation with subcontractors, suppliers, or lessor as a result of such direction, the CITY may request the STATE to enter into such litigation to protect the interest of the STATE.

g. **Equal Employment Opportunity** – The following equal employment opportunity requirements apply to the underlying contract:

1. **Race, Color, Creed, National Origin, Sex** – In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal Transit laws at 49 U.S.C. § 5332, the CITY agrees to comply with all applicable equal employment requirements of U.S. Department of Labor (U.S. DOL) regulations, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor,” 41 C.F.R. Parts 60 et seq., (which implement Executive Order No. 11246, “Equal Employment Opportunity,” as amended by Executive Order No. 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the Project.

EXHIBIT H
Page 4

The CITY agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the CITY agrees to comply with any implementing requirements FTA may issue.

2. Age – In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § 623 and Federal transit law at 49 U.S.C. § 5332, the CITY agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the CITY agrees to comply with any implementing requirements FTA may issue.
3. Disabilities – In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, the CITY agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, “Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act,” 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

COST PRINCIPLES

The STATE'S cost principles for use in determining the allowability of any item of cost, both direct and indirect, in this AGREEMENT, shall be the applicable provisions of Volume I, Federal Acquisition Regulations, Parts 30 and 31. The CITY shall maintain costs and supporting documentation in accordance with the Federal Acquisition Regulations, Parts 30 and 31 and other Regulations referenced with these Parts where applicable. The CITY shall gain an understanding of these documents and regulations. The applicable provisions of the above referenced regulations documents are hereby incorporated by reference herein as if fully set forth.

EXECUTORY CLAUSE AND NON-MERIT SYSTEM STATUS

- a. The CITY specifically agrees that this AGREEMENT shall be deemed executory only to the extent of moneys available, and no liability shall be incurred by the STATE beyond the moneys available for this purpose.

EXHIBIT H

Page 5

- b. The CITY, in accordance with the status of CITY as an independent contractor, covenants and agrees that the conduct of CITY will be consistent with such status, that CITY will neither hold CITY out as, or claim to be, an officer or employee of the STATE by reason hereof, and that CITY will not, by reason hereof, make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the STATE under the merit system or any other law of Alabama, including but not limited to workmen's compensation coverage, or retirement membership or credit or any Federal employment law. This paragraph also applies in like manner to the employees of CITY.

CITYS' CERTIFICATIONS

The CITY by acceptance of this contract certifies that the rates or composition of cost noted in Article IV - PAYMENTS are based on the current actual hourly rates paid to employees, estimated non- salary direct cost based on historical prices, the latest available audited indirect cost rate, and estimated cost of reimbursements to employees for travel (mileage, per diem, and meal allowance) based on the current policy of the CITY. The CITY agrees that mileage reimbursements for use of company vehicles is based on the lesser of the approved rate allowed by the General Services Administration of the United States Government or the reimbursement policies of the CITY at the time of execution of the AGREEMENT. The CITY agrees that no mileage reimbursement will be allowed for the purpose of commuting to and from work or for personal use of a vehicle. The CITY agrees that the per diem rate will be limited to the rate allowed by the STATE at the time of execution of the AGREEMENT. The CITY agrees that a meal allowance shall be limited to CITY employees while in travel status only and only when used in lieu of a per diem rate.

The CITY shall submit detailed certified labor rates as requested, and in a timely manner, to the External Audits Section of the Finance and Audits Bureau of The Alabama Department of Transportation. The CITY agrees that material differences between rates submitted with a proposal and rates provided as certified for the same proposal are subject to adjustment and reimbursement.

EXHIBIT M

CERTIFICATION FOR FEDERAL-AID CONTRACTS: LOBBYING

This certification is applicable to the instrument to which it is attached whether attached directly or indirectly with other attachments to such instrument.

The prospective participant/recipient, by causing the signing of and the submission of this Federal contract, grant, loan, cooperative AGREEMENT, or other instrument as might be applicable under Section 1352, Title 31, U. S. Code, and the person signing same for and on behalf of the prospective participant/recipient each respectively certify that to the best of the knowledge and belief of the prospective participant or recipient and of the person signing for and on behalf of the prospective participant/recipient, that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the prospective participant/recipient or the person signing on behalf of the prospective participant/recipient as mentioned above, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, or other instrument as might be applicable under Section 1352, Title 31, U. S. Code, the prospective participant/recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant/recipient also agrees by submitting this Federal contract, grant, loan, cooperative agreement or other instrument as might be applicable under Section 1352, Title 31, U.S. Code, that the prospective participant/recipient shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

EXHIBIT N

FUNDS SHALL NOT BE CONSTITUTED AS A DEBT

It is agreed that the terms and commitments contained herein shall not be constituted as a debt of the State of Alabama in violation of Article 11, Section 213 of the Constitution of Alabama, 1901, as amended by Amendment Number 26. It is further agreed that if any provision of this AGREEMENT shall contravene any statute or Constitutional provision of amendment, either now in effect or which may, during the course of this AGREEMENT, be enacted, then the conflicting provision in the AGREEMENT shall be deemed null and void.

When considering settlement of controversies arising from or related to the work covered by this AGREEMENT, the parties may agree to use appropriate forms of non-binding alternative dispute resolution.

TERMINATION DUE TO INSUFFICIENT FUNDS

- a. If the agreement term is to exceed more than one fiscal year, then said agreement is subject to termination in the event that funds should not be appropriated for the continued payment of the agreement in subsequent fiscal years.
- b. In the event of proration of the fund from which payment under this AGREEMENT is to be made, agreement will be subject to termination.

NO GOVERNMENT OBLIGATION TO THIRD PARTY CONTRACTORS

The STATE and CITY acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this contract and shall not be subject to any obligations of or liabilities to the STATE, CITY, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.

The CITY agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided to FHWA. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

City of Northport

VENDOR: 0389 Alabama Dept of Transportation

11/07/2017

Chk #: 102627

DATE	INVOICE #	P.O. #	DESCRIPTION	GL #	AMOUNT
10/17/2017	ST-063-013-007	17-3290	CONSENT AGENDA-ALDOT Imp. Hwy 43 at Mitt Lary Rd.	01-32-600-80001	250,000.00

CHECK TOTAL

250,000.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX



City of Northport

Accounts Payable Clearing - GF

P.O. Box 569

Northport, AL 35476

AP Clearing

Cadence Bank

Cadence Bank

85-114/842

Check #: 102627

DATE

11/07/2017

PAY THIS AMOUNT

\$250,000.00

PAY ---Two Hundred Fifty Thousand Dollars and 00/100 Cents---

TO THE
ORDER
OF

Alabama Dept of Transportation

Office of Division Engineers

PO Box 70070

Tuscaloosa, AL 35407-

VOID after 120 days

Jay Logo
B. K. W.



102627 062206295 13548813

P# 10-0000

**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 8 (c) 7

MEETING DATE: November 6, 2017

29Q603691

COPY

SUBJECT: Purchase Order Requisition to ALDOT pertaining to Improvements to SR13 (U.S. 43) at Mitt Lary Road

Consent Agenda X	Action Agenda	Public Hearing
First Reading	Second Reading	Other
Prepared By: K. Braughton		Approved By: B. Higginbotham

Summary: As you know, on September 18, 2017, by Resolution 17-92, the City Council authorized the Mayor to enter an agreement with the Alabama Department of Transportation for improvements to SR13 (US Hwy. 43) at Mitt Lary Road. The improvements consist of widening, resurfacing, traffic striping and traffic signal modification on SR13 (US43) from approximately 700 ft. south of the intersection with Mitt Lary Road to approximately 2,000 ft. north of the Mitt Lary Road intersection. The City of Northport's estimated costs associated with this project is \$250,000.00 (25%). The Engineering Department is requesting approval of this expenditure in the amount of \$250,000.00.

Alternatives: Deny

Recommendation: It is recommended that this request be approved.

Fiscal Impact: \$250,000.00

Motion for Consideration: Approval of the Consent Agenda will approve this request.

COPY



ALABAMA DEPARTMENT OF TRANSPORTATION

Bureau of County Transportation

1409 Coliseum Blvd., Montgomery, Alabama 36110-2060

Phone: (334) 242-6207 FAX: (334) 353-6530

Internet: <http://www.dot.state.al.us>



Kay Ivey
Governor

John R. Cooper
Transportation Director

October 17, 2017

Mayor Donna Aaron
City of Northport

Dear Sir:

RE: ST-063-013-007
TCP 63-100-17
Tuscaloosa County

Attached is a copy of the original invoices between the Alabama Department of Transportation, Tuscaloosa County, and City of Northport covering the financing for construction on the above referenced project.

The State cannot process any reimbursement requests from the County until it receives the County's and City's matching funds for this project. Also, it will be appreciated if you will have the Agreement that was e-mailed to you executed and returned to this office for further approval and distribution. Upon approval of all parties concerned, a properly executed copy of the Agreement will be sent to you for your information and files

Sincerely,

D. E. Phillips, Jr., P.E.
State County Transportation Engineer

DEP:MBH:lj
Attachment

cc: Mr. Clay McBrien
Mr. Bill Flowers
Mr. James D. Brown
Mr. Scott Anders
File

**PLEASE DO NOT EXECUTE AND
RETURN THE FAXED COPY!!!**

RECEIVED

TUSCALOOSA COUNTY
PUBLIC WORKS DEPARTMENT

INVOICE
ALABAMA DEPARTMENT OF TRANSPORTATION

Date: October 17, 2017

Bill To: Mayor Donna Aaron
City of Northport

PLEASE NOTE: Make Remittance Payable to: Alabama Department of Transportation

Address Remittance to: D. E. Phillips, Jr., P.E.
State County Transportation Engineer
Alabama Department of Transportation
1409 Coliseum Blvd. Room D-101
Montgomery, AL 36110-2060

City of Northport	
Construction Costs plus E&I & Indirect Cost for: the widening, resurfacing, and signal modification on SR-13 (US-43) from approximately 700' south of Mitt Lary Road to approximately 2,000' north of Mitt Lary Road. Length - 0.511 miles.	
ST-063-013-007, TCP 63-100-17	\$ 1,000,000.00
Less State Public Road and Bridge Funds	\$ 500,000.00
Less County Funds	\$ 250,000.00
City of Northport Funds Due	\$ 250,000.00

COUNTY FUNDS DUE:----- \$ 250,000.00

See agreement dated: Pending

Authorized: Pending

STATE OF ALABAMA, MONTGOMERY COUNTY: Personally appeared the undersigned
and made oath in due form of law that the within account is correct, due and unpaid.

Sworn and subscribed to before me:


Claimant's Signature

October 17, 2017


Notary Public



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.b.4.

MEETING DATE: May 5, 2025

SUBJECT: Resolution Authorizing the City Administrator to accept a proposal for Engineering Services from Thompson Engineering, Inc. for the HWY. 43/ HWY. 69 Connector project

Unfinished Business:

Public Hearing:

New Business: X

First Reading:

Consent Agenda:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

The Engineering department is requesting the acceptance of a proposal from Thompson Engineering, Inc., for the engineering services for the Hwy 43 - Hwy 69 Connector. The HWY 43 - HWY 69 connector would be crucial for enhancing connectivity, reducing traffic congestion, and improving overall transportation efficiency in the area. The impact to the City will be in the amount of \$119,100.00. Funds are budgeted out of the Northport First.

Recommendation:

To approved the requested resolution

Funding Source/GL Code:

GL Code No. Northport First Amount: \$119,100.00

Motion for Consideration:

I move that the City Council authorize the City Administrator to accept a proposal from Thompson Engineering, Inc in the amount of \$119,100.00 for the Hwy 43 - Hwy 69 Connector project.



April 16, 2025

Brad Matthews, PE

Assistant City Engineer
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

**RE: Hwy. 43 – Hwy. 69 Connector Alternatives Analysis
Thompson Proposal No. 25-4120-0013**

Dear Mr. Matthews:

Thompson Engineering (Thompson) is pleased to submit our proposal for professional services on the above-referenced project. The following proposal describes the services to be provided by Thompson and the fees associated with each service.

Project Understanding

We understand that the City's objective is to explore options for a new roadway to connect US-43 near Tom Montgomery Road to SR-69 near Martin Road. This connector would be crucial for enhancing connectivity, reducing traffic congestion, and improving overall transportation efficiency in the area. Thompson will evaluate alternate roadway alignments that provide viable solutions for this connection, taking into account factors such as traffic flow, potential environmental impact, and cost.

Scope of Services

The scope of work for this project includes the following tasks:

Task 1: Data Collection and Site Evaluation

Thompson will collect and analyze relevant data and conduct a high-level environmental review to identify potential sites of environmental significance. This review will focus on assessing any obvious environmental concerns and gathering relevant historical and regulatory information. However, it is important to note that this scope does not include detailed studies or other environmental field work that may be required for a comprehensive environmental document. The following subtasks will be considered:

- Obtain and study owner supplied maps and information
- Survey centerlines of Tom Montgomery Road and Martin Road to establish accurate tie points at each terminus of the alignment
- Conduct preliminary site visit to assess existing conditions
- Cultural Resources
- Tribal Coordination
- Hazardous Materials, UST, EPA Brownfield and Superfund
- Regulated Streams
- Wetlands
- FEMA Regulated Floodplain
- Threatened & Endangered Species and Critical Habitat
- 4(f) and 6(f)

Task 2: Development of Alternative Alignments

Using available documentation, including maps, surveys, lidar, and other information obtained during Task 1, Thompson will develop two alignments to connect US-43 to SR-69. The following subtasks will be performed:

- Develop alternative alignments including alternative intersection configurations, both at-grade and grade separated
- Coordinate with West Alabama Regional Commission to develop models for current and future traffic

Task 3: Evaluation and Recommendation

Thompson will develop an Engineer's Opinion of Probable Construction Cost for each alternative and provide the City with an alternatives comparison matrix.

Not Included in Scope

- *Topographic Survey*
- *Geotechnical services*
- *Environmental Studies, Reports, or Documents*
- *Intersection Control Evaluation (ICE)*

Summary of Cost & Professional Services Fees

Thompson proposes to perform the scope of engineering services detailed above for a **Lump Sum Fee of \$119,100.00**. Services not listed in the Scope of Work will be performed on a Time and Material basis in accordance with our Standard Fee Schedule. Additional services will not be undertaken without prior written approval by the Client. The corresponding break down of fees for the services described herein are as follows:

Professional Services	Fee
Task 1 – Data Collection and Site Evaluation	\$ 19,100.00
Task 2 – Development of Alternative Alignments	\$ 82,300.00
Task 3 – Evaluation and Recommendation	\$ 17,700.00
Total Fee	\$ 119,100.00

Closure

Thompson appreciates this opportunity to submit our proposal for engineering services. We look forward to the opportunity to serve the City of Northport on this project. Should any questions arise regarding the technical scope and/or schedule of fees for this proposal, please advise.

Respectfully submitted,
THOMPSON ENGINEERING, INC.



Clay B. Randolph, PE
Team Leader - Tuscaloosa



Craig P. Williams, PE
North Infrastructure Division Leader

RESOLUTION NO. 25-

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT A
PROPOSAL FROM THOMPSON ENGINEERING, INC. FOR THE HIGHWAY 43 &
HIGHWAY 69 CONNECTOR PROJECT**

WHEREAS, the Engineering department received a proposal from Thompson Engineering, Inc. for the professional and engineering services for the Highway 43 and Highway 69 Connector project; and,

WHEREAS, the fiscal impact for the City will be \$119,100.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Northport, Alabama as follows:

1. To authorize the City Administrator to accept a proposal from Thompson Engineering, Inc. for the Highway 43 and Highway 69 Connector project, in the amount of \$119,100.00.

RESOLVED AND DONE THIS 5th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 5, 2025

Motion: _____

Second: _____



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.b.5.

MEETING DATE: May 5, 2025

SUBJECT: Resolution Authorizing the City Administrator to Awarded a Contract to Central Alabama Asphalt for the 2024 Resurfacing Project

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

The Engineering Department held a bid opening on April 1, 2025, for the FY24 Resurfacing Project. The lowest responsible bidder is Central Alabama Asphalt.

The Engineering department is requesting that the City Council authorize the City Administrator to award contract to Central Alabama Asphalt, in the amount of \$1,939,570.03, for the 2024 Resurfacing project. This resurfacing project will address resurfacing of various streets city - wide. Funds are budgeted through Alabama Gas Tax and Northport First.

Recommendation:

That the resolution be approved.

Funding Source/GL Code:

GL Code No. 19-32-000-60062 & Northport First Amount: \$1,939,570.03

Motion for Consideration:

I move that the City Council authorize the City Administrator to award a contract with Central Alabama Asphalt in the amount of \$1,939,570.03 for the 2024 Resurfacing Project.

RESOLUTION NO. 25-

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO AWARDING THE
CONTRACT TO CENTRAL ALABAMA ASPHALT FOR THE 2024 RESURFACING
PROJECT**

WHEREAS, on April 1, 2025, the City of Northport opened bids for the 2024 Resurfacing project; and,

WHEREAS, the responsive and responsible low bidder was Central Alabama Asphalt; and,

WHEREAS, the Engineering department is requesting that the City Council authorize the City Administrator to award a contract to Central Alabama Asphalt for the 2024 Resurfacing in the amount of 1,939,570.03.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Northport, Alabama as follows:

1. To authorize the City Administrator to award contract to Central Alabama Asphalt in the amount of \$1,939,570.03, for the 2024 Resurfacing project.

RESOLVED AND DONE THIS 5th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 5, 2025

Motion: _____

Second: _____

Exhibit “A”

BID TABULATION

CITY OF NORTHPORT
2024 / 2025 City Streets Resurfacing

BIDS RECEIVED APRIL 1, 2025 @ 10:00AM

Central Alabama Asphalt

P.O. Box 20766
Tuscaloosa, AL 35402

AL LIC #41676

Merchants National Bonding, Inc.

ST Bunn Construction Co., Inc.

611 Helen Keller Blvd.
Tuscaloosa, AL 35404

AL LIC #1618

Western Surety Company

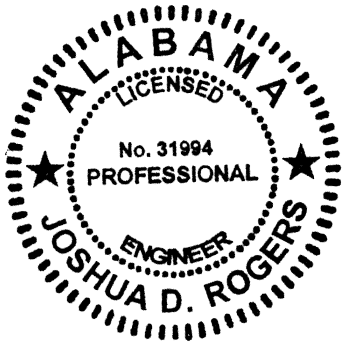
ITEM NO.	ITEM DESCRIPTION	APPROX. QTY.	UNIT	ALDOT ITEM NO.	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TACK COAT	9,263	GALLON	405A-000	\$4.20	\$38,904.60	\$3.59	\$33,254.17
2	PLANING EXISTING PAVEMENT (APPROXIMATELY 1.10" THRU 2.0" THICK)	92,630	SQUARE YARD	408A-052	\$2.34	\$216,754.20	\$2.33	\$215,827.90
3	SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE C/D	6,880	TON	424A-360	\$107.00	\$736,160.00	\$103.48	\$711,942.40
4	SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, LEVELING, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE C/D	800	TON	424A-366	\$107.00	\$85,600.00	\$103.48	\$82,784.00
5	SUPERPAVE BITUMINOUS CONCRETE UPPER BINDER LAYER, PATCHING, 3/4" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE C/D	3,220	TON	424B-654	\$125.00	\$402,500.00	\$127.55	\$410,711.00
6	ASPHALT SPEED TABLE	13	EACH	424Z-999	\$4,700.00	\$61,100.00	\$2,614.31	\$33,986.03
7	18" ROADWAY PIPE (CLASS 3 R.C.)	233	LINEAR FOOT	530A-001	\$136.91	\$31,900.03	\$103.37	\$24,085.21
7A	24" ROADWAY PIPE (CLASS 3 R.C.)	92	LINEAR FOOT	530A-002	\$179.35	\$16,500.20	\$118.13	\$10,867.96
8	MOBILIZATION	1	LUMP SUM	600A-000	\$28,500.00	\$28,500.00	\$20,202.42	\$20,202.42
9	CONCRETE SIDEWALK, 4" THICK	590	SQUARE YARD	618A-000	\$90.00	\$53,100.00	\$152.94	\$90,234.60
10	DETECTABLE WARNING SURFACE	552	SQUARE FOOT	618C-001	\$25.00	\$13,800.00	\$79.11	\$43,668.72
11	INLETS, TYPE S1 OR S3 (1 WING)	3	EACH	621C-015	\$5,600.00	\$16,800.00	\$7,462.34	\$22,387.02
12	INLET TOP WITH RING AND COVER	5	EACH	621Z-999	\$2,200.00	\$11,000.00	\$2,900.56	\$14,502.80
13	MANHOLE COVERS RESET (RISER RING METHOD)	100	EACH	622A-004	\$300.00	\$30,000.00	\$450.00	\$45,000.00
14	CONCRETE GUTTER (VALLEY)	150	LINEAR FOOT	623A-001	\$42.00	\$6,300.00	\$152.94	\$22,941.00
15	CONCRETE GUTTER (2' 0" WIDE)	410	LINEAR FOOT	623A-005	\$28.00	\$11,480.00	\$100.20	\$41,082.00
16	COMBINATION CURB & GUTTER, TYPE C	530	LINEAR FOOT	623C-000	\$36.00	\$19,080.00	\$100.20	\$53,106.00
17	RAISE VALVE BOX (RISER RING METHOD)	25	EACH	641Z-999	\$100.00	\$2,500.00	\$100.00	\$2,500.00
18	MANHOLE FRAME AND COVER RESET	6	EACH	645K-500	\$3,850.00	\$23,100.00	\$1,600.00	\$9,600.00
19	SOLID TEMPORARY TRAFFIC STRIPE (PAINT)	5,000	LINEAR FOOT	701E-001	\$1.00	\$5,000.00	\$0.53	\$2,650.00
20	SOLID WHITE, CLASS 2, TYPE A TRAFFIC STRIPE (5" WIDE)	2,500	LINEAR FOOT	701G-253	\$2.00	\$5,000.00	\$1.58	\$3,950.00
21	SOLID YELLOW, CLASS 2, TYPE A TRAFFIC STRIPE (5" WIDE)	2,500	LINEAR FOOT	701G-265	\$2.00	\$5,000.00	\$1.58	\$3,950.00
22	TRAFFIC CONTROL MARKINGS, CLASS 2, TYPE A	6,177	SQUARE FOOT	703A-002	\$7.00	\$43,239.00	\$6.86	\$42,374.22
23	REMOVAL OF EXISTING TRAFFIC CONTROL MARKINGS OR LEGENDS (PLASTIC)	70	SQUARE FOOT	703C-001	\$5.00	\$350.00	\$3.69	\$258.30
24	TEMPORARY TRAFFIC CONTROL MARKINGS (PAINT)	3,576	SQUARE FOOT	703D-002	\$2.00	\$7,152.00	\$2.80	\$10,012.80
25	TRAFFIC CONTROL	1	LUMP SUM	740Z-999	\$68,750.00	\$68,750.00	\$1,957.12	\$1,957.12
					\$1,939,570.03		\$1,953,835.67	

I HEREBY CERTIFY THE ABOVE TABULATION TO BE TRUE AND CORRECT;

THOMPSON ENGINEERING, INC.
2900 8TH STREET
TUSCALOOSA, AL 35401


JOSHUA D. ROGERS, P.E.
ALABAMA REGISTRATION NO. 31994

4/1/2025
DATE



BIDS TABULATED APRIL 1, 2025



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.b.6.

MEETING DATE: May 5, 2025

SUBJECT: Resolution Establishing the Fees for Vacating the Public Right-Of-Way for a portion of Bridge Avenue

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

The Engineering department is requesting the City Council to authorize the fees for vacating the public right-of-way for a portion of Bridge Avenue for Green Acres Capital, LLC. The portion of ROW is 0.11 acres. Green Acres Capital, LLC has filed with the City, a Declaration of Vacation of Right-Of-Way. Green Acres Capital, LLC, will be responsible for legal fees in the amount of \$550.00, advertisement cost in the amount of \$195.75, and the value of the ROW cost in the amount of \$14,795.71. The total amount that Green Acres Capital, LLC will be responsible for paying to the City is \$15,541.46. There will be no fiscal impact to the City.

Recommendation:

That the requested resolution be approved.

Funding Source/GL Code:

GL Code No. NA Amount: \$ NA

Motion for Consideration:

I move that the City Council authorize the fees for vacating a portion of Bridge Avenue right-of-way in the amount of \$15,541.46 for Green Acres Capital, LLC.

RESOLUTION NO. 25 -

RESOLUTION ESTABLISHING THE FEE FOR VACATING THE PUBLIC RIGHT-OF-WAY IN THE CITY OF NORTHPORT

WHEREAS, the property owner(s) adjacent to Green Acres Capital, LLC located within the City limits of Northport have petitioned the City to vacate the right-of-way for said road; and

WHEREAS, Section 23-4-1 through Section 23-4-20, Code of Alabama, 1975 amended, establishes the procedure for vacating public right-of-way; and

WHEREAS, Section 11-49-6, Code of Alabama, 1975 amended, gives the City Council the authority to establish a fee for the vacation of public rights-of-way; and

WHEREAS, The City Council has determined that 0.11 acres of Bridge Avenue located within the corporate limits of Northport no longer serves a public purpose.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Northport, Alabama as follows:

1. Vacating 0.11 acres of Bridge Avenue located within the corporate limits, is in the best interest of the citizens of the City of Northport.
2. That the fair and reasonable fee for the vacation of said right-of-way is hereby established as the value of the ROW vacated plus the direct costs to the City to vacate said right-of-way or \$15,541.46.
3. That each benefited property owner be charged their pro-rata share of the costs to vacate said right-of-way as determined by the City Engineer.

RESOLVED AND DONE THIS 5th DAY OF MAY 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

Christy Bobo, Its President

ATTESTED:

Glenda D. Webb, City Administrator

Reading: May 5, 2025

Motion By:

Second By:

EXHIBIT “A”

<u>Property</u>	<u>Total Land Value</u>	<u>Area (acres)</u>	<u>\$/acre</u>
1	\$160,600.00	1.76	\$91,250.00
2	\$80,100.00	0.49	\$163,469.39
3	\$74,400.00	0.5	\$148,800.00

Average Adjacent Property Value (\$/acre)	\$134,506.46
---	--------------

	<u>Area (acres)</u>	<u>Proposed Value of Property</u>
ROW to be Vacated	0.11	\$14,795.71

Fee Breakdown	
ROW to be Vacated	\$14,795.71
Legal & Recording Fees	\$550.00
Advertisement Fee	\$195.75
Total of Established Fees owed	\$15,541.46



“EXHIBIT 1”

This instrument prepared by:
Joseph E. Powell, Esq.
SPRUELL & POWELL, LLC
911 Main Avenue
Northport, Alabama 35476
(205) 345-8755

SOURCE OF TITLE:
DEED BOOK 2024 PAGE 20341

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF PUBLIC RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that Green Acres Capital, LLC, is the owner of all the land abutting a PUBLIC RIGHT-OF-WAY, which is hereinafter more particularly described, and which public right-of-way said owner desires to vacate as provided in Ala. Code §23-4-20 (1975). The vacation of said right-of-way as hereinafter described will not deprive other property owners of reasonable means of ingress and egress to and from their property nor will it adversely affect the interest of the general public in any way.

NOW, THEREFORE, pursuant to the provisions of Ala. Code §23-4-20 (1975), the undersigned owner does hereby declare the following described right-of-way located in the City of Northport, Tuscaloosa County, Alabama, to be vacated:

Property Description
Proposed Bridge Avenue Right-of-Way Vacation
Adjacent Property Owner: Green Acres Capital, LLC
Tuscaloosa County, Alabama

A portion of the Bridge Avenue right-of-way, said road having a right-of-way with variable width, lying in the Northwest Quarter of Section 15, Township 21 South, Range 10 West, Tuscaloosa County, Alabama; said right-of-way portion being more particularly described as follows:

As a STARTING POINT, start at a capped rebar found marking the Southeast corner of Lot 1R Old Boy's Club Subdivision, as recorded in Plat Book 2020 at Page 106 in the Probate Records of Tuscaloosa County, Alabama, said point also lying on the Western right-of-way of Bridge Avenue, approximately 55.00' from centerline; thence run in an Southerly direction and along said Western right-of-way for a distance of 159.99' to an iron pipe found marking the POINT OF BEGINNING of the right-of-way portion herein described; thence continue along the previous course for a distance of 218.88' to the point of curvature of a curve having a radius of 30.00' and a delta of 69°46'; thence with an interior angle of 145°06'51" to the chord, run in a Southwesterly direction along said curve for a arc distance of 36.53' (chord distance of 34.32') to a point, said point lying on the Western right-of-way of Bridge Avenue, approximately 75.00' from centerline; thence with an interior angle of 34°58'20" to the chord, run in a Northerly direction and along said Western right-of-way of Bridge Avenue for a distance of 247.03' to a capped rebar set; thence with an interior angle of 89°54'59", run in a Easterly direction and along said Western right-of-way for a distance of 20.00' to the POINT OF BEGINNING, thereby forming an angle of closure of 90°00'00"; said right-of-way portion containing approximately 0.11 acres, more or less.

The said right-of-way to be vacated is within the limits of the City of Northport and assent to the vacation of said right-of-way will be obtained from the City Council, a copy of which, certified by the City Administrator, will be attached hereto and will be filed and recorded with this written Declaration of Vacation and will be made a part hereof.

IN WITNESS WHEREOF, the said Green Acres Capital, LLC have set their hand and seal hereto this 13 day of February, 2025.

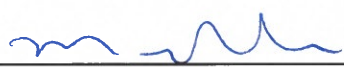


Green Acres Capital, LLC
Mr. Richard Mayers

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

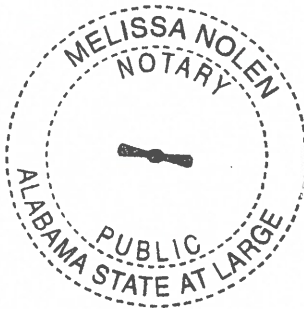
I, Melissa Nolen, a Notary Public in and for said State at Large, hereby certify that Mr. Richard Mayers, whose name is signed to the foregoing document, and who is known to me, acknowledged that being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February, 2025.



Notary Public.

My Commission Expires: 10-25-25



MANSA-NPT, LLC
DB #2020 PG #17078
LOT 1R
OLD BOY'S CLUB SUBDIVISION
PB #2020 PG #106

EXHIBIT "

(BENT)

STARTING POINT
SOUTHEAST CORNER OF LOT 1R
OLD BOY'S CLUB SUBDIVISION
PB #2020, PG #106
TUSCALOOSA COUNTY, ALABAMA



0' 30' 60'
SCALE (FEET) 1" = 30'

LOT 12

POINT OF BEGINNING

EXISTING
R.O.W.

20.00'(G)(D)
89°54'49"(G)
50'00'00"(G)

LOT 10

GREEN ACRES CAPITAL, LLC
DB #2024 PG #20341

BRIDGE AND EAST COLUMBUS STREET SUBDIVISION
PB #5 PG #87

LOT 9

LOT 2

LOT 1

145°06'51"CHD(G)
34°58'20"CHD(G)
34.32'CHD(G)

$\Delta = 69^\circ 46'$
RAD = 30.00'
TAN = 20.92'
CHD = 34.32'
L.C. = 36.53'

5th STREET
(VARIABLE R.O.W.)

EXISTING R.O.W.

PROPOSED R.O.W. VACATION
0.11± Acres

BRIDGE AVENUE
(EXISTING VARIABLE R.O.W.)
(PROPOSED 129' R.O.W.)

218.88'(G)

247.03'(G)
EXISTING R.O.W.

55'±/-

TO WHOM IT MAY CONCERN:

I, James L. Duncan, Jr., a Licensed Professional Land Surveyor in the State of Alabama of the firm of Duncan Coker Associates, P.C., Tuscaloosa, Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Witness my hand this the 27th of November, 2024

James L. Duncan, Jr.

James L. Duncan, Jr., PE/PLS
Licensed Professional Land Surveyor
Alabama License No. 23657

This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

SHEET TITLE

PROPOSED RIGHT-OF-WAY VACATION
BRIDGE AVENUE
NORTHPORT, ALABAMA

NO.	DATE	DESCRIPTION
DATE: 11/26/24	CHECKED BY: R W M	DRAWN BY: D W H
FILENAME: Midstates-Bridge&5th-ROW	PROJECT NUMBER: 24-131	Sh. No. C1.0



DC
DUNCAN COKER ASSOCIATES
CIVIL ENGINEERING • SURVEYING • PLANNING
201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406
205-561-0808
WWW.DUNCANCOKER.COM



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.b.7.

MEETING DATE: May 5, 2025

SUBJECT: Resolution Authorizing the City Administrator to Engage in Negotiations with Capacity Sports Group, LLC for River Run Park at Northport Shore

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

This resolution authorizes the City Administrator to engage in negotiations for contract specifics with Capacity Sports Group, LLC, for the management of the City of Northport's facility, River Run Park at Northport Shore. Capacity Sports Group, LLC, is an affiliated company of PBR Tournaments Alabama, LLC.

The Engineering department is requesting that the City Council authorize the City Administrator to engage in the negotiation of a contract with Capacity Sports Group, LLC.

Recommendation:

That the requested resolution be approved

Funding Source/GL Code:

GL Code No. NA Amount: \$ NA

Motion for Consideration:

I move that the City Council authorize the City Administrator to engage in negotiations with Capacity Sports Group, LLC for the management of River Run Park at Northport Shore.

RESOLUTION NO. 25-

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENGAGE IN
NEGOTIATION WITH CAPACITY SPORTS GROUP, LLC FOR RIVER RUN PARK
AT NORTHPORT SHORE**

WHEREAS, Capacity Sports Group, LLC, an affiliate company of PBR Tournaments Alabama, LLC; and,

WHEREAS, the Engineering department is requesting that the City Council authorize the City Administrator to engage in negotiations for contract specific with Capacity Sports Group, LLC for River Run Park at Northport Shore; and

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Northport, Alabama as follows:

1. That the City Council authorizes the City Administrator to engage in negotiations with Capacity Sports Group, LLC.

RESOLVED AND DONE THIS 5th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 5, 2025

Motion: _____

Second: _____



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.1.
MEETING DATE: May 5, 2025
SUBJECT: Minutes, April 21, 2025

Unfinished Business:	New Business:	Consent Agenda: X
Public Hearing:	First Reading:	Second Reading:
Prepared By: Malorie Mixon	Approved By: Glenda Webb	

Summary:

The attached document includes minutes from April 21, 2025 Council Meeting. This meeting took place in the Council Chambers at Northport City Hall.

Recommendation:

The recommendation is that this item be passed.

Funding Source/GL Code:

Motion for Consideration:

Approval of the Consent Agenda will approve the official minutes from April 21, 2025 Council Meeting and said action will be reflected in the minutes of the City Council.

The regular called Meeting of the Northport City Council convened at **5:30 p.m.** on **Monday, April 21, 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 recognizing Medical Laboratories.

APPROVAL OF AGENDA

Motion by Councilman Aiken, **Second** by Councilman Wiggins to approve the agenda for April 21, 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 President Bobo, **Second** by Councilman Wiggins to adopt **Resolution 25-67 Abandoning Drainage Easements within the West Central Alabama Sports Medicine Complex Subdivision.** The Engineering department received a request from DCH to abandon drainage easements and has determined that the easements no longer serve a public purpose. DCH - Health Care Authority, as the property owner, wishes to construct improvements over said easements. Tract 1 being 20' wide drainage easement, containing 016 acres and Tract 2 is a 15' wide drainage easement, containing 0.06 acres in its entirety, as platted within the West Central Alabama Sports Medicine Complex Subdivision and as recorded in Plat book 18, Page 234 in the Probate Office of Tuscaloosa County, Alabama. The Engineering Department request the City abandon the two portions of the drainage easement and for future maintenance to be handled by the property owner. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously**

NEW BUSINESS

First Reading, Offered by Pro Tem Washington, **Resolution consenting to the Vacation of a Public Street/Alley in the City of Northport - Old Union Chapel Road.** Northcreek Properties, LLC is the owner of property located on Old Union Chapel Road. The owner has filed with the City a Declaration of Vacation of Right-of-Way for Old Union Chapel Road.

First Reading, Offered by Councilman Dykes, **Establishing the Use of Electronic Vote Counting Devices.** The use of the DS200 ballot scanner/voting machine and the ExpressVote Voter Assist Terminal, a system which complies with Section 17-7-21 of the Code of Alabama and any regulations adopted pursuant thereto, is hereby authorized for the reporting, counting, and tabulating of any and all election results.

First Reading, Offered by Councilman Wiggins, **Ordinance declaring 2025 "Back-to-School" Sales Tax Holiday.** This ordinance would provide a "Back-to-School" Sales Tax Holiday beginning at 12:01 a.m. on Friday, July 18, 2025, and ending at twelve midnight on Sunday, July 20, 2025. The "Back-to-School" Sales Tax Holiday would exempt covered items from sales and use tax for these dates.

Motion by Councilwoman Dykes, **Second** by Councilman Aiken to adopt **Resolution 25-68 authorizing the City Administrator to execute Change Order No. 3 with CivilCON, LLC for River Run Park at Northport Shore - Site and Utility Package.** Change Order No. 3 requests a 75-day contract time extension due to weather conditions and needed coordination with other trade packages. There will be no fiscal impact on the City. **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 Aiken to adopt **Resolution 25-69 Authorizing an Application to the State of Alabama Law Enforcement Agency for the Fiscal Year 2025 Homeland Security Grant.** The Engineering department requested authorization to apply for two Fiscal Year 2025 Homeland Security Grants. The first application request funds for the purchase and installation of upgraded security measures at the City of Northport Wastewater Treatment Plant. The second application request the purchase of a rescue boat and related items for Northport Fire Rescue. If awarded, there is no required match. **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 25-70 authorizing application to the Alabama Department of Transportation for FY2026 Transportation Alternatives Setaside Program Grant (TAP Grant) for the Downtown Sidewalks and Streetscape, Phase IV.** The match for the City will be \$200,000.00, which are budgeted for in FY25 Northport First. **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 25-71 Authorizing the City Administrator to Execute Change Order No. 1 with WAR Construction, Inc. for River Run Park at Northport Shore - Vertical Package.** The Change Order No. 1 received from WAR Construction, Inc. reflects Food Service for Hoods, Bleacher Seats, Backstop Painting, Backstop & Lean Rail Padding in the amount of \$388,165.50. **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 25-72 Authorizing the City Administrator to Tentatively Award Northport Shore Development Fiber and Wi-fi to Comcast Business Communications, LLC.** The City of Northport issued a request for proposals for fiber and wi-fi services at the Northport Shore Development. Three proposals were submitted and after review it has been determined that Comcast Business Communications, LLC presented the best and most cost-efficient solution for providing fiber and wi-fi services. It is anticipated that there will be some upfront capital costs for equipment, but then operational costs for monthly service. **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 25-73 Authorizing the City Administrator to Execute Agreements for the River Run Park at Northport Shore Grand Opening.** The City of Northport has invested in the River Run Park at Northport Shore project to increase economic benefit and quality of life opportunities to the community. The grand opening of River Run Park at Northport Shore is scheduled for August 16–17, 2025 and agreements for services, equipment, and supplies are necessary for programming for the grand opening weekend and sponsorship are being garnered to help offset the costs. **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 25-74 Establishing Compensation for Election Officials.** The State legislature has established August 26, 2025 as the date for the municipal elections and September 23, 2025 for subsequent runoff election if required. Section 11-46-27 of Code of Alabama, 1975, requires the City Council of the City of Northport to appoint individuals to serve as Election Officials and establish compensation for said Election Officials. In every city having more than 10,000 inhabitants, one inspector and at least three clerks shall be appointed to serve at each polling location (five). Compensation for Election Officials shall be provided as follows: Inspector - \$200.00 per day/Clerk - \$150.00 per day. **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 25-75 Accepting Change Order #1 for Chestertown Trace Sewer Repair Project.** On January 21, 2025, the City Council passed Resolution 25-17, which formally awarded the bid for the Chestertown Trace Sewer Repair project to APEX Civil Construction, LLC., in the amount of \$77,300.26. Attached is Change Order #1, which decreases the amount of the contract by \$5,128.60, which brings the final contract to \$72,171.66. **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 Aiken to adopt **Resolution 25-76 Adopting the Municipal Water Pollution Prevention Annual Report.** Each year the Alabama Department of Environmental Management (ADEM) requires all municipalities with wastewater systems to complete a Municipal Water Pollution Prevention (MWPP) Annual report. This report sets forth actions and schedules necessary to maintain effluent requirements contained in the NPDES Permit and also helps to prevent the bypass and overflow of raw sewage within the collection system or treatment plant and

- Continue placement of wastewater infrastructure data on the City's Geographic Information

System (G.I.S.) • Continuing implementation of the City's Pump Station Replacement Plan. • Continue development of in-place rehab program guidelines for gravity lines and begin implementation. • Continue with scheduled completion of a mechanical sludge dewatering facility for the Wastewater Treatment Plant. • Continue with implementing outfall line relocation project. **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 25-77 Authorizing the City Administrator to Accept a Proposal from Thompson Engineering, Inc. for 5th Street Bridge Barrier Rail Repair.** The barrier rail at the 5th Street Bridge located between U.S. 82 and Robert Cardinal Airport Road over KCS Railroad has sustained damage that requires repair. The Engineering department has solicited a proposal from Thompson Engineering, Inc. to provide engineering services for the barrier rail repair. Funds in the amount of \$12,250.00 are budgeted. **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 Councilman Aiken to approve the Consent Agenda as printed for the April 21, 2025, Council Meeting:

1. Minutes, April 7, 2025, Regular Meeting - Glenda Webb
2. Bill Listing - Glenda Webb
3. Purchase Requisition, Online Solutions LLC (Citizenserve) Annual Billing, \$34,200.00. This is the annual billing for Citizenserve, our tax and permitting software. This is a budgeted expense. This software billing is for 19 users for multiple departments - Finance (4), Planning/Building Inspections (6), Engineering (3), Utilities (2), Admin (2), Fire (1), and Code Enforcement (1).
4. Purchase Requisition, Rick's Service Company, LLC., in the amount of \$6,380.00, is for the annual preventative maintenance for the generators and transfer switches at the Wastewater Treatment Plant.
5. Purchase Requisition, Per the approval and signing of Resolution No. 25-06, Video Industrial Services was awarded the bid to perform as-needed drainage pipe rehab work for the City of Northport. The Public Works Department is respectfully requesting your approval to pay Video Industrial Services when necessary and does not exceed an amount totaling \$250,000.00 through January 5, 2026, which is the amount designated for these types of projects in the FY2025 budget as approved. This kind of work is used for both preventive maintenance and unplanned events requiring urgent action. Prior approval to authorize work within this set price range allows us to respond to situations without delay when necessary.
6. Purchase Requisition, Engineers Professional Liability Insurance Renewal, USI, \$11,936.00. Annual renewal of additional liability insurance coverage for the City of Northport Engineers and Building Inspectors. Due to recent Alabama Supreme Court cases, there could be a \$100,000 limit on professional liability for certain City employees. This will provide extra coverage for the Engineers and Building Inspectors during these instances. Other municipalities provide similar coverage for their Engineers and Building Inspectors.
7. Purchase Requisition, Security Information and Event Management (SIEM) software renewal for 2025 in the amount of \$17,447.40.

REPORTS OF SPECIAL COMMITTEES OF COUNCIL

President Bobo, from the Administrative Committee, proposed that the council vote to permanently preserve several of the City’s longstanding green spaces. She requests a plan to dedicate the Hasson Center, Northport Community Center, and Civitan Park as permanent parks. If the council votes to make these areas public parks, that decision cannot be changed without a vote from the citizens of Northport. She requests first reading of an ordinance May 5, 2025, with a council vote on June 2, 2025.

Councilman Wiggins discussed an item from the Planning and Zoning Commission. Council will be considering the rezoning of University Beach as a special district on May 19, 2025. At the previous planning and zoning commission meeting, there were five uses that were proposed to be removed from the plan and also recommended sidewalks be expended to six feet instead of four feet. Councilman Wiggins would like the council to discuss on May 19, 2025, limiting the number of multi family units to 275 which was the initial number presented in February 2024.

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

1. Second Reading, ordinance annexation of approximately 0.83 acres located at 10408 Carthage Road with zoning designation of RS-1 (Residential Single-Family)

- 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 President Bobo, **Second** by Councilman Wiggins to adopt **Ordinance 2263 annexation of approximately 0.83 acres located at 10408 Carthage Road with zoning designation of RS-1 (Residential Single-Family)**. David Pollard requests annexation of approximately 0.83 acres located 10408 Carthage Road. The parcel will be zoned RS-1 (Residential Single-Family). The property does meet annexation requirements and is eligible for annexation into the city limits. The Northport Planning and Zoning Commission met in a regular meeting on March 11, 2025. The Commission made a favorable recommendation that the request for annexation be granted. **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, resolution fixing the cost of demolition and authorizing filing a lien for the parcel located at 1207 15th Court.

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

Motion by President Bobo, **Second** by Pro Tem Washington to adopt **Resolution 25-78 fixing the cost of demolition and authorizing filing a lien for the parcel located at 1207 15th Court**. The demolition was done at the City’s efforts and expense in the amount of \$4,824.60. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

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

CITY ADMINISTRATOR’S BUSINESS

Touch-a-truck Saturday, April 26, 2025 from 10:00 – 1:00.

DEPARTMENTAL BUSINESS

There was none.

MAYOR AND COUNCIL MEMBER’S BUSINESS

Mayor Hinton – Proud for receiving the silver award for risk management that the city received. thanked staff and council members for their leadership.

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 – No official business to discuss for District 4.

Councilman Aiken, District 5 – No official business to discuss for District 5.

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 **5:58 p.m.**

ATTEST:

Christy Bobo, President

Glenda D. Webb, City Administrator



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.2.
MEETING DATE: May 5, 2025
SUBJECT: Bill Listing

Unfinished Business:
Public Hearing:

New Business:
First Reading:

Consent Agenda: X
Second Reading:

Prepared By: Stacey Beynon

Approved By: Glenda Webb

Summary:

Attached is the bill listing for consideration. Council may remove any bill for individual consideration.

Recommendation:

Recommendation that this request be passed.

Funding Source/GL Code:

Motion for Consideration:

With approval of the Consent Agenda, the attached bill listing is hereby approved and said action is reflected in the official minutes of the City Council Meeting.



City of Northport

Expense Approval Report

By (None)

Payment Dates 4/17/2025 - 4/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
TTL Inc.	2146914	04/16/2025	ALDOT Reimbursement	18,900.27
JJW LLC	INV0027996	04/10/2025	Main Ave Easement - Tract 16	400.00
FirstPoint Collection Resources..	103078	04/11/2025	Gross Payment Fees	165.64
Renovations Plus LLC	INV0027968	04/09/2025	BL Overpayment Refund	341.25
Hicks Taxidermy LLC	INV0028112	04/15/2025	BL Overpayment Refund	37.50
TTL Inc.	2149318	04/16/2025	ALDOT Reimbursement	33,049.37
Amanda Faulkner	INV0028189	04/15/2025	Main Ave. Easement - Tract 22	400.00
Riviera LLC	INV0028191	04/15/2025	Main Ave. Easement - Tract 2	400.00
Sain Associates Inc	55886	04/21/2025	Safe Streets for All Safety Acti...	533.47
Muriel Pickens	INV0028384	04/18/2025	NPCC Rental Refund CHR25-0...	100.00
Muriel Pickens	INV0028384	04/18/2025	NPCC Rental Refund CHR25-0...	275.00
Teresa Thomason	INV0028480	04/22/2025	NPCC Security Deposit CHR24...	100.00
Trameka Burton	INV0028481	04/22/2025	NPCC Security Deposit CHR25...	100.00
Kloeckner Metals Corp	INV0028501	04/22/2025	BL Overpayment Refund	22.09
				54,824.59

Department: 13 - Mayor & City Council

Collins-Riverside Middle School	INV0028214	04/16/2025	ADMIN - Dist Dev Funds	250.00
Crestmont Elementary School	INV0028216	04/16/2025	ADMIN - Dist Dev Funds	250.00
Lloyd Wood Education Center	INV0028219	04/16/2025	ADMIN - Dist Dev Funds	250.00
Matthews Elementary	INV0028221	04/16/2025	ADMIN - Dist Dev Funds	250.00

Department 13 - Mayor & City Council Total: 1,000.00

Department: 15 - Administrative

Staples Business Advantage	6027444597	04/15/2025	Staples- Toner for Whitney D. ...	475.23
Rumsey Environmental	7645662W081	04/14/2025	porta potty tiger field	40.32
Todd Shirley Grading Inc.	6065c	04/15/2025	Grading for Playground Equip...	1,974.00
Burnum-Hahn Exterminators I...	INV0028080	04/14/2025	Monthly Pest Control - City Hall	79.00
Amazon Capital Services	14CP-MYXF-1QVY	04/14/2025	phone case screen protect vis...	31.90
Amazon Capital Services	1RMG-W94C-HTQ7	04/15/2025	Community Events	172.11
Spire	INV0028416	04/21/2025	2101 Park St 5773780740	15.62
Playground Outfitters	PH80787	04/22/2025	Playground Border	1,804.93
Playground Outfitters	PH80788	04/22/2025	Playground Border	5,442.97
Northport Auto Supply Co. Inc.	100933682	04/21/2025	IT #8041- CV axle	205.90
Cintas	4228062509	04/22/2025	Payer # 14353428	52.97
Focus on Senior Citizens	FEB25	04/22/2025	Invoice-Focus 50	2,566.11
Focus on Senior Citizens	JAN25	04/22/2025	Invoice-Focus 50	2,651.23
Alabama Power Company	231921700ADMIN	04/14/2025	Monthly Power - Admin	6,558.01
Alabama Power Company	231921700ADMIN	04/14/2025	Monthly Power - Admin	1,516.51
Alabama Power Company	231921700ADMIN	04/14/2025	Monthly Power - Admin	911.05
Alabama Power Company	231921700ADMIN	04/14/2025	Monthly Power - Admin	385.73
Alabama Power Company	231921700ADMIN	04/14/2025	Monthly Power - Admin	444.54

Department 15 - Administrative Total: 25,328.13

Department: 16 - Legal

Staples Business Advantage	6027444609	04/15/2025	Office Supplies	83.76
Amazon Capital Services	1XCN-GKCR-1VYP	04/14/2025	Mouse & Heater	35.99
Amazon Capital Services	1XCN-GKCR-1VYP	04/14/2025	Kim K Jacket for logo	55.99
Local Government Services LLC	2031	04/18/2025	Assistance with Franchise-Sou...	663.00
Amazon Capital Services	146X-3CCG-RX9P	04/16/2025	Mouse & Heater	15.99

Department 16 - Legal Total: 854.73

Department: 17 - Municipal Court

Staples Business Advantage	6027444600	04/15/2025	Supplies	18.24
Staples Business Advantage	6027444616	04/15/2025	Supplies	426.66
A T & T Mobility	287288439796X04062025CT	04/15/2025	Acct 287288439796	47.08
Alabama Law Enforcement Ag...	ALEA25001906	04/24/2025	LET'S Access	340.00

Expense Approval Report

Payment Dates: 4/17/2025 - 4/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Spiller Furninture & Mattress	15157452	04/16/2025	Office furniture	828.95
Department 17 - Municipal Court Total:				1,660.93
Department: 22 - Information Technology				
Xerox Corporation	40191621	04/21/2025	1/29-2/27/25 Contract Charges	676.24
Xerox Corporation	40191622	04/21/2025	Contract Charge 1/29-2/27/25	1,501.91
Jasper Engines & Transmission...	14238580	02/18/2025	IT #8041 - transmission replac...	3,350.00
Xerox Corporation	40276636	04/21/2025	2/28-3/28/25 Contract Charges	676.24
Xerox Corporation	40276637	04/21/2025	Contract Charges 2/28-3/28/25	1,288.53
A T & T Mobility	287288439796X04062025IT	04/15/2025	Acct 287288439796	142.48
Comcast Cable	INV0028109	04/15/2025	3500 McFarland Blvd Side 2 8...	63.30
Xerox Corporation	40378530	04/21/2025	3/29-4/28/25 Contract Charges	676.24
Xerox Corporation	40378531	04/21/2025	Contract Charge 3/29-4/28/25	1,288.53
A T & T	8730690018IT	04/21/2025	831-001-2475 849	1,922.04
A T & T	8730690018IT	04/21/2025	831-001-2475 849	752.36
Comcast Cable	INV0028390	04/18/2025	3721 26th Ave 8396 90 014 0...	164.32
Comcast Cable	INV0028399	04/21/2025	1781 Harper Rd 8396 90 014 ...	545.04
Spectrum Business	177395401041425	04/21/2025	13205 Martin Road SPUR 177...	119.99
Amazon Capital Services	1HWL-XYMY-X7PV	04/14/2025	Amazon Basics Mouse Pad	38.20
Amazon Capital Services	1HWL-XYMY-X7PV	04/14/2025	DisplayPort to HDMI Adapter ...	69.95
Amazon Capital Services	1HWL-XYMY-X7PV	04/14/2025	AV USB Extender for Cat 6 - PD..	60.79
Comcast Cable	INV0028400	04/21/2025	1101 MLK 8396 90 014 02071...	151.21
Amazon Capital Services	1VDD-TGN9-GJD1	04/15/2025	Dell USBC laptop charger	44.48
J & J Telephone Inc.	691513	04/15/2025	Acct 23929	412.24
Amazon Capital Services	1QX1-WM1V-XN1Q	04/17/2025	IT - 3rd Floor AV Closet Battery..	30.72
VC3 INC.	VC3-198720	04/21/2025	IT - Montly Backups	2,240.00
Dell Marketing LP	10810900870	04/21/2025	Precision 5860 Tower XCTO DT	4,579.91
Department 22 - Information Technology Total:				20,794.72
Department: 25 - Finance				
Citizenserve	5996	04/22/2025	Northport Annual Billing 19 us...	34,200.00
Government Finance Officers ...	INV0028429	04/21/2025	GFOAA Dues	100.00
Rivertree Systems Inc.	Nport255	04/16/2025	Northport White Cap Audit	693.75
Digital Assurance Certification...	73694	04/15/2025	FIN - Bond Certification	250.00
LeCroy Richardson P.C.	6489	04/21/2025	AGENDA 1/23/25 - FY24 Audit...	11,200.00
Tyler Technologies	045-515491	04/22/2025	Touchscreen 10 Reader Maint...	301.00
Department 25 - Finance Total:				46,744.75
Department: 26 - Human Resources				
Award Company of America L...	62124	04/18/2025	Retirement Plaque John Harbin	50.80
Department 26 - Human Resources Total:				50.80
Department: 28 - Planning & Inspections				
A T & T Mobility	287288439796X04062025PZ	04/15/2025	Acct 287288439796	46.68
Amazon Capital Services	1JXW-DXMK-3WT1	04/15/2025	Office Supplies	92.40
Department 28 - Planning & Inspections Total:				139.08
Department: 32 - Engineering				
A Studio That Works LLC	1001	04/10/2025	A Studio - City Logo Brand Sta...	3,800.00
JJW LLC	INV0027996	04/10/2025	Main Ave Easement - Tract 16	100.00
Tuscaloosa Blueprinting & Rep...	INV-12750	04/21/2025	One Sheetters - TuscaBlue	98.00
Northport Gazette The	INV0028110	04/15/2025	Old Union Chapel Road ROW ...	496.80
Amanda Faulkner	INV0028189	04/15/2025	Main Ave. Easement - Tract 22	100.00
Riviera LLC	INV0028191	04/15/2025	Main Ave. Easement - Tract 2	100.00
Musco Sports Lighting LLC	437788	04/18/2025	River Run Park Sports Field Lig...	991,280.00
Alabama Power Company	231921700ENG	04/14/2025	Monthly Power - Engineering	470.05
Alabama Power Company	231921700ENG	04/14/2025	Monthly Power - Engineering	28,566.53
Department 32 - Engineering Total:				1,025,011.38
Department: 33 - Police				
Jasper Engines & Transmission...	13859127	04/04/2025	Warranty Invoice to pair with...	5,093.00
Jasper Engines & Transmission...	13890916	10/31/2024	PO 24-2438	-5,093.00
WSI Technologies	IN54233	04/11/2025	CID - extended warranty on in...	3,094.00
ATIS Elevator Inspections LLC	IN393895	04/21/2025	PD- Annual Elevator Inspection	110.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Staples Business Advantage	6027444594	04/15/2025	CID - office supplies	125.81
Staples Business Advantage	6027444607	04/15/2025	Office Supplies	77.93
A T & T Mobility	287288439796X04062025PD	04/15/2025	Acct 287288439796	3,461.67
Northport Auto Supply Co. Inc.	100932755	04/18/2025	Preventive Maintenance - as ...	182.04
Northport Auto Supply Co. Inc.	100932806	04/14/2025	PD- as needed supplies for pr...	479.71
NAPA Auto Parts	049477	04/14/2025	PD #426- heater hose	49.61
NAPA Auto Parts	049561	04/14/2025	PD #426- fuel injectors & lines	924.79
Northport Auto Supply Co. Inc.	100935198	04/14/2025	PD- as needed supplies for pr...	16.00
Power and Rubber Supply	3481985	04/15/2025	Maintenance-shear coupling t...	71.81
Municipal & Commercial Unif...	422327	04/11/2025	AGENDA 3.3.25 - PD Uniforms	53.50
Municipal & Commercial Unif...	422328	04/11/2025	AGENDA 3.3.25 - PD Uniforms	200.35
Municipal & Commercial Unif...	422329	04/10/2025	AGENDA 3.3.25 - PD Uniforms	3,023.29
Municipal & Commercial Unif...	422330	04/10/2025	PD Uniforms	1,336.80
Grainger Inc.	9466058139	04/21/2025	PD Compound AC repair parts	56.74
Northport Auto Supply Co. Inc.	100936273	04/21/2025	Preventive Maintenance - as ...	21.61
Northport Auto Supply Co. Inc.	100936443	04/21/2025	PD #419- suspension compon...	1,247.77
Tuscaloosa County Commission	0615	04/15/2025	Decedent Transport	665.00
Northport Auto Supply Co. Inc.	100936367	04/21/2025	PD #452- oil cap, coil pack, coo..	371.16
TRUCKWORX HOLDING CO INC	1130192854	04/21/2025	PD #3371-batteries	993.16
Municipal & Commercial Unif...	422475	04/16/2025	AGENDA 3.3.25 - PD Uniforms	63.50
Municipal & Commercial Unif...	422476	04/16/2025	uniform trousers	190.50
Burnum-Hahn Exterminators I...	INV0028078	04/14/2025	Monthly Pest Control - PD	179.00
Triple Point Industries	70782	04/15/2025	PD Compound - water treatm...	102.60
Northport Auto Supply Co. Inc.	100938016	04/21/2025	PD #436 - lower radiator hose	40.88
Alabama Power Company	231921700PD	04/14/2025	Monthly Pest control - PD	1,083.36
Alabama Power Company	231921700PD	04/14/2025	Monthly Pest control - PD	6,544.15
Alabama Power Company	231921700PD	04/14/2025	Monthly Pest control - PD	1,529.85
Department 33 - Police Total:				26,296.59

Department: 35 - Fire

Grainger Inc.	9426277589	04/18/2025	Hazmat Items	204.92
Grainger Inc.	9426277589	04/18/2025	E3 Items	368.28
A T & T Mobility	287288439796X04062025FD	04/15/2025	Acct 287288439796	87.91
DCH Regional Medical Center	48	04/21/2025	Drug box refill	202.40
DCH Regional Medical Center	48	04/21/2025	Drug box refill	202.40
Snider Tire Inc.	1490736	04/09/2025	FD Engine #6- tires	1,510.00
Sunbelt Fire Inc.	00024960	04/09/2025	FD Engine #3- DEF tank and le...	2,718.65
NAFECO	1339430	04/15/2025	Badges and Collar Insignia	285.00
NAFECO	1340161	04/15/2025	Black polos for J. Howell	102.30
Burnum-Hahn Exterminators I...	INV0028079	04/14/2025	Monthly Pest Control - Fire	286.00
Alabama Fire College	9672	04/14/2025	FAO Aerial - D. Hemphill	385.00
Alabama Power Company	231921700FIRE	04/14/2025	Monthly Power - Fire	3,679.72
Department 35 - Fire Total:				10,032.58

Department: 37 - Public Works

Ervin's Workwear & Boots	INV-5931	04/11/2025	COUNCIL APPROVED (1/6/25) -..	56.88
Dogan Steel Inc.	23521	04/08/2025	PW #6714- pedestal repair for...	540.00
TRUCKWORX HOLDING CO INC	1130190592.C	04/18/2025	PO 24-4107, credit rec'd	833.33
TRUCKWORX HOLDING CO INC	1130190592.C	04/18/2025	PO 24-4107, credit rec'd	833.34
TRUCKWORX HOLDING CO INC	1130190592.C	04/18/2025	PO 24-4107, credit rec'd	833.33
TRUCKWORX HOLDING CO INC	1130190565	04/15/2025	PW #9487 - drag link	245.03
Northport Auto Supply Co. Inc.	100925597	04/07/2025	Credit Inv 100924275	-38.50
Northport Power Equipment I...	21621	04/15/2025	PW #682 - brake handle, clutc...	99.28
Northport Auto Supply Co. Inc.	100925960	04/14/2025	Hydraulic parts - as needed for..	56.50
Northport Auto Supply Co. Inc.	100926652	04/14/2025	Preventive Maint - as needed ...	38.50
Mitchell 1	32415019	04/09/2025	COUNCIL APPROVED (4-7-25) -..	5,424.46
TRUCKWORX HOLDING CO INC	1130191735.C	04/08/2025	Credit for Invoice 1130187646...	-67.50
Northport Auto Supply Co. Inc.	100924339	04/07/2025	PW Shop- #764 cover plate for...	29.51
ST Bunn Construction Co. Inc.	15662	04/03/2025	Construction - as needed asph...	335.78
Northport Auto Supply Co. Inc.	100929962	04/15/2025	PW Shop hand tools - broken s...	33.01
ST Bunn Construction Co. Inc.	15676	04/03/2025	Construction - as needed asph...	418.91
Fred Robertson Wrecker Servi...	B54208-1	04/07/2025	Local towing for PW vehicles a...	225.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Stivers Ford	51496	04/16/2025	UT #8468 - parts for exhaust ...	394.14
Verizon	6109256767pw	04/04/2025	PW Acct 423469999-00001	931.10
TRUCKWORX HOLDING CO INC	1130192644	04/08/2025	PW #1627-starter	384.26
Staples Business Advantage	6027444612	04/15/2025	PW Office Supplies- Copy Pap...	146.10
ST Bunn Construction Co. Inc.	15713	04/03/2025	Construction - as needed asph...	177.67
Jarrold Milligan	24-1221	04/18/2025	COUNCIL APPROVED (3/6/23) -..	1,649.00
TRUCKWORX HOLDING CO INC	1130192855	04/08/2025	PW Shop- re-stock batteries fo...	93.96
TRUCKWORX HOLDING CO INC	1130192855	04/08/2025	PW Shop- re-stock batteries fo...	187.91
TRUCKWORX HOLDING CO INC	1130192855	04/08/2025	PW Shop- re-stock batteries fo...	106.68
One Source Office Products LLC	OE-54878-1	04/04/2025	Janitorial Supplies - as needed ..	73.83
One Source Office Products LLC	OE-54880-1	04/04/2025	Janitorial Supplies - as needed ..	567.32
One Source Office Products LLC	OE-54881-1	04/04/2025	Janitorial Supplies - as needed ..	158.12
One Source Office Products LLC	OE-54882-1	04/04/2025	Janitorial Supplies - as needed ..	88.84
One Source Office Products LLC	OE-54883-1	04/04/2025	Janitorial Supplies - as needed ..	72.86
Amazon Capital Services	1FN6-3WFFV-DTRW	04/01/2025	PW #800C- parts for engine in...	198.37
Encore Rehabilitation Inc.	3/2025-3003-CITY	04/18/2025	New Hire Physicals	900.00
Black Warrior Solid Waste	20250401-0244-10049	04/07/2025	Acct 34	38,352.32
Cintas	4225858141	04/07/2025	Payer # 14385499	26.83
Todd Shirley Grading Inc.	6065b	04/15/2025	Construction Supplies-top soil ...	1,258.00
Burnum-Hahn Exterminators I...	985364	04/17/2025	Annual Termite Inspection - T...	320.00
Todd Shirley Grading Inc.	INV0028228	04/01/2025	Construction Supplies- fill dirt	987.00
TRUCKWORX HOLDING CO INC	1130193405.C	04/14/2025	PO 24-4107 Credit	-333.33
TRUCKWORX HOLDING CO INC	1130193405.C	04/14/2025	PO 24-4107 Credit	-333.33
TRUCKWORX HOLDING CO INC	1130193405.C	04/14/2025	PO 24-4107 Credit	-333.34
Alabama Power Company	INV0027873	04/07/2025	1880 McFarland Blvd Traf/Ca...	159.69
Lowe's Home Centers Inc.	86574	04/04/2025	Maintenance- door jamb & mo..	93.02
Central Paper Company Inc.	382791	04/09/2025	Janitorial Supplies- clorox supp..	91.00
McFarland Ace Hardware	5443/2	04/10/2025	PW Maintenance - key duplica...	6.82
Alabama Power Company	INV0027872	04/07/2025	1622 McFarland Blvd Traf/Ca...	131.08
Northport Auto Supply Co. Inc.	100935882	04/10/2025	Hydraulic parts - as needed for..	136.70
Kimball Midwest	103245681	04/22/2025	PW Shop supplies - various pa...	771.71
TRUCKWORX HOLDING CO INC	1130193395	04/21/2025	PW #9487- AC dryer	81.80
TRUCKWORX HOLDING CO INC	1130193715.C	04/10/2025	PW Shop- re-stock batteries fo...	-123.82
Amazon Capital Services	1YPT-KN6C-NVC4	04/09/2025	Traffic-tools for vinyl cutting	365.33
Amazon Capital Services	1YPT-KN6C-NVC4	04/09/2025	Traffic-tools for vinyl cutting	102.48
Tractor Supply	363012	04/14/2025	PW Construction - propane for..	55.17
Ervin's Workwear & Boots	INV-7429	04/10/2025	COUNCIL APPROVED (1/6/25) -..	143.96
Amazon Capital Services	1F94-JYG1-3DY9	04/09/2025	Special Events- sand bags	27.18
84 Lumber Company	2607-887618	04/10/2025	Construction supplies - lumber..	88.40
Lowe's Home Centers Inc.	73963	04/10/2025	Maintenance- lights for inven...	85.76
Lowe's Home Centers Inc.	73966	04/10/2025	Maintenance- drain cap for old..	3.97
Lowe's Home Centers Inc.	73969	04/10/2025	Maintenance- door jamb & mo..	31.29
Lowe's Home Centers Inc.	74931	04/15/2025	Construction - retaining wall r...	2.49
ABC Fire Equipment Inc.	083569	04/15/2025	Shirley House - fire extinguish...	132.81
Northport Auto Supply Co. Inc.	100936487	04/21/2025	Shop Supplies- Electrical Tape	75.80
The Vacuum Clinic Inc.	114932	04/15/2025	Janitorial Supplies- power cord..	28.99
Lowe's Home Centers Inc.	18287	04/15/2025	Tax Correction PO 25-2341	-0.23
Amazon Capital Services	1NRK-WFD3-4MKT	04/10/2025	Special Events- prize wheel for...	56.24
Burnum-Hahn Exterminators I...	983192	04/11/2025	MONTHLY PEST SERVICE (HPC)	79.00
Benton Sod Farm	INV0028100	04/14/2025	Beautification Supplies - as ne...	175.00
Thompson Tractor Co. Inc	SPI01638731	04/14/2025	PW #184 -parts for hydraulic &..	178.93
Northport Auto Supply Co. Inc.	100936172	04/21/2025	PW #0291- headlight assembly	486.00
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	3.20
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	4.26
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	15.98
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	18.11
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	3.20
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	21.30
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	3.20
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	18.11

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	2.10
One Source Office Products LLC	OE-QT-7289-1	04/11/2025	PW Personal Safety Supplies - ...	17.04
Loader Services & Equipment ...	03-162631	04/18/2025	PW #5062- spindle assembly	4,323.00
Amazon Capital Services	1DG7-MKFP-6VJR	04/15/2025	PW Office Supplies- glass whit...	59.99
Amazon Capital Services	1QGY-7DTN-7D14	04/15/2025	PW Uniforms- stock hi-vis shir...	131.94
Central Paper Company Inc.	383718	04/16/2025	Janitorial Supplies- clorox supp..	54.30
McFarland Ace Hardware	5459/2	04/14/2025	PW Construction - propane for..	26.53
Davis Materials Inc	11152	04/18/2025	PW Construction - 825B Crush...	2,450.52
Davis Materials Inc	11153	04/18/2025	PW Construction - #57 Stone (...)	2,628.43
TRUCKWORX HOLDING CO INC	1130193751	04/21/2025	PW# 6714- rear axle assembly	4,557.13
TRUCKWORX HOLDING CO INC	1130193768	04/21/2025	PW #4189- parts to repair fron..	2,750.02
Cintas	4227318216	04/22/2025	Payer # 14385499	26.83
Cain Steel & Supply. Inc.	542424	04/16/2025	Cut-outs for new PW building ...	1,272.00
Lowe's Home Centers Inc.	70298	04/16/2025	Aux Supplies-materials for inv...	934.76
Lowe's Home Centers Inc.	70303	04/16/2025	Special Events- tarps for Touch..	228.00
Lowe's Home Centers Inc.	70308	04/18/2025	Beautification Supplies- irrigat...	45.52
Northport Auto Supply Co. Inc.	100938449	04/21/2025	Routine Maint parts - as need...	55.09
FastSigns of Tuscaloosa	2032-29917	04/16/2025	Community Center- sign for A...	48.13
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	3.42
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	12.81
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	14.52
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	2.56
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	18.82
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	2.56
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	14.52
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	1.71
Lowe's Home Centers Inc.	71696	04/16/2025	PW Supplies- 5gal water coole...	14.52
Lowe's Home Centers Inc.	71777	04/16/2025	Special Events - Shop PW Day ...	229.67
Lowe's Home Centers Inc.	72152	04/16/2025	Construction - tools for asphal...	50.54
Lowe's Home Centers Inc.	72589	04/18/2025	Beautification Supplies- irrigat...	26.40
Lowe's Home Centers Inc.	73138	04/16/2025	Special Events- as needed sup...	79.68
Environmental Products Group..	P00351	04/16/2025	PW #6115 & #6714- tarp rolle...	3,024.86
Northport Auto Supply Co. Inc.	100939058	04/21/2025	Filters - as needed for Garbage..	52.36
Lowe's Home Centers Inc.	77571	04/18/2025	Special Events- as needed sup...	54.84
Lowe's Home Centers Inc.	81114	04/21/2025	Maintenance- materials for P...	441.80
Cintas	4228066927	04/22/2025	Payer # 14385499	26.83
Building Specialties Co. Inc.	71243793	04/22/2025	Maintenance- deadbolt for P...	293.00
Lowe's Home Centers Inc.	93910	04/22/2025	Beautification Supplies- Flowe...	538.14
Alabama Power Company	231921700PW	04/14/2025	Monthly Power - PW	135.86
Alabama Power Company	231921700PW	04/14/2025	Monthly Power - PW	4,795.06
Alabama Power Company	231921700PW	04/14/2025	Monthly Power - PW	2,787.23
Department 37 - Public Works Total:				91,758.14

Department: 39 - Utilities

Northport Electrical Supply Inc.	V1054344	04/07/2025	Replacement/Upgrades to Ext...	563.17
Unifirst Corporation	1630432350	04/14/2025	Council Approved - Utilities D...	5,771.32
Unifirst Corporation	1630432352	04/14/2025	Council Approved - Utilities D...	1,593.85
Unifirst Corporation	1630432353	04/14/2025	Council Approved - Utilities D...	356.47
Xerox Corporation	40191622UT	04/21/2025	1/29-2/27/25 Contract Charges	156.09
Xerox Corporation	40191622UT	04/21/2025	1/29-2/27/25 Contract Charges	258.44
Xerox Corporation	40191622UT	04/21/2025	1/29-2/27/25 Contract Charges	156.09
Unifirst Corporation	1630446783	04/09/2025	Council Approved - Utilities D...	483.43
Unifirst Corporation	1630448688	04/14/2025	Council Approved - Utilities D...	27.60
Lowe's Home Centers Inc.	993059	04/07/2025	14" Diamond Saw Blades (Pk o...	160.55
Cintas	4222851598	04/07/2025	Payer # 14385564	78.79
John Plott Company Inc.	WTP Chemical System Improv ...	04/22/2025	Council Approved - WTP Chem...	235,148.49
Empire Pipe and Supply Comp...	2188620	04/10/2025	3/4" Backflow Preventors	1,943.28
Northport Auto Supply Co. Inc.	100926630	04/07/2025	Credit Rec'd	155.50
Xerox Corporation	40276637UT	04/21/2025	2/28-3/28/25 Contract Charges	133.91
Xerox Corporation	40276637UT	04/21/2025	2/28-3/28/25 Contract Charges	221.74
Xerox Corporation	40276637UT	04/21/2025	2/28-3/28/25 Contract Charges	133.91

Expense Approval Report

Payment Dates: 4/17/2025 - 4/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Northport Auto Supply Co. Inc.	100927464	04/07/2025	Credit Inv 100926630	-155.50
Cintas	4223633121	04/07/2025	Payer # 14385564	76.07
Northport Auto Supply Co. Inc.	100928296	04/15/2025	BALL MOUNTFRDL 2/2.31	360.26
Northport Auto Supply Co. Inc.	100928297	04/15/2025	Credit for Inv 100928295	-360.26
Northport Auto Supply Co. Inc.	100928482	04/07/2025	Water Truck #6750 Thermosta...	155.50
The Eshelman Company Inc.	8306	04/15/2025	Motor #2 Pump at Harper Cre...	2,366.00
Empire Pipe and Supply Comp...	2189666	04/10/2025	5' Fire Hydrant	2,725.63
Empire Pipe and Supply Comp...	2190102	04/10/2025	Council Approved - 5/8" Water..	25,200.00
Empire Pipe and Supply Comp...	2190249	04/10/2025	3/4" Backflow Preventors	53.98
Cintas	4224335850	04/07/2025	Payer # 14385564	33.10
Cintas	4224336177	04/07/2025	PAyer # 14385434	388.56
Stivers Ford	51418	04/10/2025	UT Truck #8468 Additional Par...	42.64
Cintas	4225078448	04/07/2025	Payer # 14385564	28.07
Cintas	4225078596	04/07/2025	Payer # 14385434	214.03
Staples Business Advantage	6027444603	04/15/2025	Sheet Protectors	11.92
Staples Business Advantage	6027444610	04/15/2025	Kleenex	11.96
Staples Business Advantage	6027444610	04/15/2025	Copy Paper	118.47
Staples Business Advantage	6027444610	04/15/2025	Wireless Mouse	16.49
Staples Business Advantage	6027444610	04/15/2025	Blue G2 Pens	23.44
Hach	14433393	04/07/2025	Blanket - Lab Chemicals for W...	348.39
One Source Office Products LLC	IN-QT-7236	04/04/2025	Deposit Stamp for Billing Office	51.00
Cassady Company Inc The	Proj 20-141 Inv 26	04/10/2025	Council Approved - Hydraulic...	1,590.00
Cassady Company Inc The	Proj 24-127 Inv 3	04/10/2025	Council Approved - Eng. Servi...	7,529.40
Cassady Company Inc The	Proj 24-129 Inv 3	04/10/2025	Sludge Removal Project at WTP	710.00
Alabama 811	0325015	04/09/2025	Blanket - Monthly Locate Fees	800.37
Living Water Services	18078	04/11/2025	AGENDA (10/7/24) Blanket - T...	1,294.12
USA BlueBook	INV00666861	04/01/2025	Lab Supplies for WWTP	900.66
USA BlueBook	INV00666925	04/01/2025	Lab Equipment for WWTP	486.48
Cintas	4225858225	04/07/2025	Payer # 14385564	28.07
Cintas	4225858289	04/07/2025	Payer # 14385434	129.35
TRUCKWORX HOLDING CO INC	1130193268.C	04/09/2025	Dump Truck #6328 Battery	-67.50
Electric Machine Control Inc.	INV-0161a	04/02/2025	AGENDA (3/17/25) Qtrly SCA...	3,965.00
Electric Machine Control Inc.	INV-0161b	04/02/2025	Annual SCADA License Renewa...	2,077.13
Electric Machine Control Inc.	INV-0161b	04/02/2025	Annual SCADA License Renewa...	2,077.12
Krebs Engineering Inc.	Proj 21050.08 Inv 17	04/14/2025	Council Approved - WWTP Slu...	3,490.00
Krebs Engineering Inc.	Proj 23016 Inv 14	04/11/2025	Council Approved - WWTP Out..	5,125.00
Krebs Engineering Inc.	Proj 23037 Inv 10	04/14/2025	AGENDA (10/2/23) - TO 44 - C...	280.00
Northport Electrical Supply Inc.	V1059680	04/15/2025	LED Bulb for WTP Chemical Fe...	212.99
TRUCKWORX HOLDING CO INC	1130192969	04/09/2025	Dump Truck #1628 Coolant Re...	195.42
Wagner's Team Sports	3112400	04/10/2025	Billing Office Apparel	1,730.75
Cintas	4226137277	04/07/2025	Payer # 14385521	28.60
Turkey Creek Sand & Gravel In...	11028-2	04/10/2025	Drying Bed Sand	875.84
Carmeuse Lime & Stone Inc.	95310916	04/07/2025	Council Approved - Hydrated L...	5,260.34
Denali Water Solutions LLC	INV1049478	04/10/2025	Council Approved - Sludge Re...	23,871.11
Ander's Hardware Co. Inc.	N1270795	04/10/2025	Blanket - Misc. Supplies for W...	43.96
Krebs Engineering Inc.	Proj 22031.08 Inv 14	04/14/2025	Council Approved - Prof Eng S...	5,636.18
Xerox Corporation	40378531UT	04/21/2025	3/29-4/28/25 Contract Charges	133.91
Xerox Corporation	40378531UT	04/21/2025	3/29-4/28/25 Contract Charges	221.74
Xerox Corporation	40378531UT	04/21/2025	3/29-4/28/25 Contract Charges	133.91
Computer Network Inc.	00X6273-IN	04/22/2025	Billing Office Online Backup	270.00
Ferguson Enterprises LLC	1576717	04/16/2025	PVC Full Circle Repair Clamp	239.05
Ferguson Enterprises LLC	1581522	04/16/2025	2" Dresser Style Coupling	300.00
Ferguson Enterprises LLC	1582646	04/18/2025	1" Brass 90 Degree Bend	17.85
Ferguson Enterprises LLC	1582646	04/18/2025	Short 2pc Valve Boxes	228.00
Ferguson Enterprises LLC	1582646	04/18/2025	2" Brass 90 Degree Bend	79.56
Unifirst Corporation	1630447429	04/10/2025	Council Approved - Utilities D...	519.22
Pace Analytical LLC	2535662352	04/10/2025	AGENDA (10/7/24) Blanket - L...	57.00
Cintas	4226889934	04/11/2025	Payer # 14385521	120.38
Southern Pipe & Supply	670946-00	04/11/2025	21" x 33" Meter Boxes with Li...	392.00
Southern Pipe & Supply	671035-00	04/11/2025	14 1/2" x 20" Meter Boxes w/ ...	409.90

Expense Approval Report

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Ander's Hardware Co. Inc.	N1271185	04/11/2025	Blanket - Misc. Supplies for W...	10.14
Ander's Hardware Co. Inc.	N1271220	04/11/2025	Blanket - Misc. Supplies for W...	14.85
Empire Pipe and Supply Comp...	2194340	04/14/2025	2" Encoder Module	1,400.00
A T & T	8730690018UT	04/21/2025	831-001-2475 0849	1,922.04
Consolidated Pipe & Supply C...	AL0943403	04/15/2025	3/4" Comp x 3/4" Swivel Curbs..	1,014.00
Consolidated Pipe & Supply C...	AL0943405	04/15/2025	White Marking Flags	68.50
Consolidated Pipe & Supply C...	AL0943405	04/15/2025	Blue Marking Flags	274.00
Joshua Taylor	INV0028048	04/11/2025	Fuel Reimbursement	38.15
Adam Holloway	INV0028057	04/11/2025	Fuel Reimbursement	70.00
Burnum-Hahn Exterminators I...	INV0028077	04/14/2025	Monthly Pest Control - Utilities	177.00
USA BlueBook	INV00678929	04/14/2025	Lab Supplies for WWTP	11.69
Unifirst Corporation	1630432351	04/14/2025	Council Approved - Utilities D...	740.18
Empire Pipe and Supply Comp...	2194524	04/15/2025	Council Approved - 5/8" Mete...	3,024.00
Lowe's Home Centers Inc.	94629	04/14/2025	2 Gallon Weed Sprayer	76.92
Lowe's Home Centers Inc.	94629	04/14/2025	14" Diamond Saw Blades	160.55
Lowe's Home Centers Inc.	94629	04/14/2025	AA Batteries	41.76
Lowe's Home Centers Inc.	94629	04/14/2025	WD 40	48.48
Southern Pipe & Supply	537233-00	04/16/2025	8" x 12" Flex Repair Clamp	242.00
Verizon	6111096269	04/22/2025	Acct 642325112-00001	220.84
Brenntag MidSouth Inc.	BMS904185	04/16/2025	Council Approved - Sodium H...	8,431.29
Ander's Hardware Co. Inc.	N1271768	04/16/2025	Blanket - Misc. Supplies & Too...	27.52
Walmart	00544	04/16/2025	Blanket - Distilled Water for ...	42.24
Spire	INV0028417	04/21/2025	Northwood Garden Dr 87295...	20.36
Ellison's Tree Service	1227	04/18/2025	Tree Removal at Hwy 171	1,400.00
Ellison's Tree Service	1227	04/18/2025	Tree Removal at PS #2	700.00
Ferguson Enterprises LLC	1585751	04/18/2025	1" Brass 90 Degree Bend	5.95
LeCroy Richardson P.C.	6489	04/21/2025	AGENDA 1/23/25 - FY24 Audit...	2,800.00
DSL Electric Inc.	DSL6223525	04/21/2025	Headworks Motor Starter Inst...	1,954.66
Kevin Turner	INV0028378	04/18/2025	Grade IV Water Certification R...	70.00
Alabama Dept of Environment...	INV0028388	04/18/2025	Wastewater Grade IV Certifica...	125.00
Walmart	INV0028394	04/18/2025	Blanket - Distilled Water for ...	49.32
Ander's Hardware Co. Inc.	N1272295	04/18/2025	Blanket - Misc. Supplies for A...	2.99
Empire Pipe and Supply Comp...	2181857	04/22/2025	2" x 1" Brass Saddles	46.00
Empire Pipe and Supply Comp...	2195627	04/22/2025	Council Approved - 5/8" Mete...	7,560.00
Consolidated Pipe & Supply C...	AL0943461	04/22/2025	3/4" x 1/8" Meter Washers	24.00
Ander's Hardware Co. Inc.	N1272840	04/22/2025	Blanket - Misc. Supplies & Too...	12.99
Riverside Feed & Seed	1005242220696	04/24/2025	Hay Bales	21.50
Alabama Power Company	231921700UTIL	04/14/2025	Monthly Power - Utilities	82,875.99
Alabama Power Company	231921700UTIL	04/14/2025	Monthly Power - Utilities	135.86
			Department 39 - Utilities Total:	466,306.06
Department: 40 - Williamson Cemetery				
Alabama Power Company	231921700PW	04/14/2025	Monthly Power - PW	30.90
			Department 40 - Williamson Cemetery Total:	30.90
Department: 41 - Outside Agency Funding				
City of Tuscaloosa	9561	04/22/2025	FY25 Q1 Share of Expenses - A...	1,007.85
Tuscaloosa County Park & Rec...	INV0028383	04/18/2025	FY25 Funding - Special Approp...	20,000.00
			Department 41 - Outside Agency Funding Total:	21,007.85
Department: 43 - Incentives				
Alabama Donuts LLC	INV0028396	04/21/2025	Economic Incentive Payment 7	1,458.87
			Department 43 - Incentives Total:	1,458.87
Department: 45 - 2019 Additional Sales Tax				
TTL Inc.	2146914	04/16/2025	5th Street Improvements	4,725.07
84 Lumber Company	2607-887619	04/09/2025	Materials for Tiger Park Fitnes...	446.74
Level Up Retail Services	1305	04/15/2025	Tiger Park Fitness Court Install...	14,250.00
TTL Inc.	2149318	04/16/2025	5th Street Improvements	8,262.34
TTL Inc.	2149321	04/16/2025	Downtown Streetscape Phase ...	4,438.91
Rosen Harwood P.A.	25-435	04/21/2025	Title Search - 1204 10th Street	470.00
Rosen Harwood P.A.	INV0028204	04/16/2025	Title Search - 1203 EJ James Jr...	400.00
Sain Associates Inc	55886	04/21/2025	Safe Streets for All Safety Acti...	133.70

Expense Approval Report

Payment Dates: 4/17/2025 - 4/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
TTL Inc.	2149469a	04/24/2025	Sportscomplex - TTL - Amend ...	44,194.79
Department 45 - 2019 Additional Sales Tax Total:				77,321.55
Department: 46 - Parks & Recreation				
One Source Office Products LLC	OE-54877-1	04/04/2025	Janitorial Supplies - as needed ..	120.57
SNAP Sports Tourism Consulti...	INV0028425	04/21/2025	SNAP Monthly Consulting Fee	213.77
Spire	INV0028418	04/21/2025	1991 Park ST 8485182955	75.73
Your Real Next Step	INV0028423	04/21/2025	Fiscal Year 2025 Community C...	3,100.00
Department 46 - Parks & Recreation Total:				3,510.07
Grand Total:				1,874,131.72

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	1,407,660.02
50 - WATER & SEWER FUND	466,471.70
Grand Total:	1,874,131.72

Account Summary

Account Number	Account Name	Payment Amount
01-10151	Accounts Receivable-Ot...	533.47
01-10152	Accounts Receivable-AL...	53,149.64
01-13-102-50245	Development Funds - Dis...	1,000.00
01-15-000-50105	Office Supplies	475.23
01-15-000-50108	Equipment - Computers...	31.90
01-15-000-50175	Sundry Expense	40.32
01-15-000-50210	Professional Services	5,217.34
01-15-000-50250	Community Events	172.11
01-15-000-50357	Janitorial Contracts - City...	52.97
01-15-000-50366	Maintenance & Repair - ...	205.90
01-15-000-50501	Utilities - Power	6,558.01
01-15-000-50561	Pest Control	79.00
01-15-000-50570	Northport Community C...	1,532.13
01-15-000-50572	UCP Building	911.05
01-15-000-50573	Civitan Park	385.73
01-15-000-50590	Utilities - Other	444.54
01-15-600-80003	Public Buildings	7,416.97
01-15-600-80008	Tiger Park	1,804.93
01-16-000-50105	Office Supplies	135.74
01-16-000-50247	Outsourced Legal Servic...	663.00
01-16-000-50289	Non-Uniform Shirts and ...	55.99
01-17-000-50105	Office Supplies	444.90
01-17-000-50107	Office Furniture	828.95
01-17-000-50218	A.C.J.I.C. Computer - L.E....	340.00
01-17-000-50312	Cell Phones	47.08
01-21007	Security Deposits	300.00
01-22-000-50106	Office Equipment	6,107.69
01-22-000-50108	Equipment - Computers...	4,793.33
01-22-000-50312	Cell Phones	142.48
01-22-000-50348	Utilities - Internet	4,130.50
01-22-000-50366	Maintenance & Repair	3,380.72
01-22-000-50376	Service Contracts	2,240.00
01-25-000-50100	Dues	100.00
01-25-000-50111	Software - License & Ma...	34,501.00
01-25-000-50201	Audit Expense - Internal	11,200.00
01-25-000-50210	Professional Services	250.00
01-25-000-50433	Taxpayer Business Audit...	693.75
01-26-000-50239	Presentations & Awards	50.80
01-28-000-50105	Office Supplies	92.40
01-28-000-50312	Cell Phones	46.68
01-32-000-50112	Advertising	496.80
01-32-000-50175	Sundry Expense	98.00
01-32-000-50212	Professional Services & ...	3,800.00
01-32-000-50503	Utilities - Power - Traffic ...	470.05
01-32-000-50504	Power - Street Lights	28,566.53
01-32-600-81005	MPO - Main Avenue	300.00
01-32-600-82002	Sports Complex Kentuck	991,280.00
01-33-000-50105	Office Supplies	203.74
01-33-000-50108	Equipment - Computers...	1,083.36
01-33-000-50175	Sundry Expense	3,094.00
01-33-000-50283	Uniforms	4,867.94

Account Summary

Account Number	Account Name	Payment Amount
01-33-000-50312	Cell Phones	3,461.67
01-33-000-50363	Maintenance Contracts -...	212.60
01-33-000-50367	Maintenance & Repair - ...	4,326.73
01-33-000-50382	Repair - Public Safety C...	128.55
01-33-000-50502	Utilities - Power	6,544.15
01-33-000-50515	Decedent Transport	665.00
01-33-000-50562	Pest Control	179.00
01-33-000-50563	Utilities - Power - Comm...	1,529.85
01-35-210-50283	Uniforms	102.30
01-35-210-50288	Uniform Accessories	285.00
01-35-210-50312	Cell Phones	87.91
01-35-210-50402	Training - Departmental	385.00
01-35-210-50410	Maintenance & Repair - ...	4,228.65
01-35-210-50424	Hazardous Materials Gear	204.92
01-35-210-50500	Utilities - Power	3,679.72
01-35-210-50560	Pest Control	286.00
01-35-217-50227	Equipment - Engine 3	368.28
01-35-221-50242	Medical Supplies - Engin...	202.40
01-35-223-50242	Medical Supplies - Rescue	202.40
01-37-310-50010	Hiring & Recruitment Ex...	900.00
01-37-310-50101	Subscriptions	5,424.46
01-37-310-50105	Office Supplies	206.09
01-37-310-50175	Sundry Expense	394.14
01-37-310-50238	Personal Safety Supplies ...	3.20
01-37-310-50261	Uniform Shirts, Pants, &...	332.78
01-37-310-50277	Janitorial Supplies	219.13
01-37-310-50303	Cleaning/Janitorial Suppl...	319.82
01-37-310-50305	Contract Services	305.49
01-37-310-50312	Cell Phones	931.10
01-37-310-50356	Cleaning/Janitorial Suppl...	596.31
01-37-310-50451	Solid Waste Authority C...	38,352.32
01-37-310-50473	Auxiliary Services Suppli...	934.76
01-37-310-50500	Utilities - Power	4,930.92
01-37-310-50503	Power - Traffic Signals	3,078.00
01-37-310-50560	Pest Control	79.00
01-37-311-50234	Supplies - Beautification	785.06
01-37-311-50238	Personal Safety Supplies ...	7.68
01-37-311-50387	Supplies - Community Ev...	1,117.41
01-37-312-50221	Hand Tools - Construction	50.54
01-37-312-50234	Supplies - Construction	8,428.67
01-37-312-50238	Personal Safety Supplies ...	28.79
01-37-313-50238	Personal Safety Supplies ...	32.63
01-37-314-50238	Personal Safety Supplies ...	5.76
01-37-315-50238	Personal Safety Supplies ...	40.12
01-37-316-50221	Hand Tools - Shop	33.01
01-37-316-50234	Supplies - Shop	847.51
01-37-316-50238	Personal Safety Supplies ...	5.76
01-37-317-50238	Personal Safety Supplies ...	32.63
01-37-318-50360	Maintenance - Public W...	6.82
01-37-318-50380	Repairs - Public Works B...	507.04
01-37-320-50360	Maintenance - Garbage ...	52.36
01-37-320-50380	Repairs - Garbage Trucks	3,250.02
01-37-321-50360	Maintenance - Heavy Eq...	93.96
01-37-321-50380	Repairs - Heavy Equipm...	4,501.93
01-37-322-50380	Repairs - Heavy Trucks	884.27
01-37-323-50360	Maintenance - Trash Tru...	64.09
01-37-323-50380	Repairs - Trash Trucks	9,142.01
01-37-324-50360	Maintenance - Light Duty..	145.18

Account Summary

Account Number	Account Name	Payment Amount
01-37-324-50380	Repairs - Light Duty Vehi...	447.50
01-37-326-50360	Maintenance - Mowers ...	55.09
01-37-326-50380	Repairs - Mowers & Light..	327.16
01-37-327-50360	Maintenance - Buckhead...	1,649.00
01-37-328-50221	Hand Tools - Traffic	365.33
01-37-328-50234	Supplies - Traffic	102.48
01-37-328-50238	Personal Safety Supplies ...	3.81
01-37-329-50360	Maintenance - Train De...	320.00
01-37-330-50360	Maintenance - Shirley Pl...	132.81
01-37-331-50234	Supplies-Recycling	48.13
01-37-331-50238	Personal Safety Supplies...	31.56
01-37-331-50360	Maintenance - Recycling...	-67.50
01-37-600-80006	Public Works Building R...	1,272.00
01-40000	Business License	400.84
01-40-000-50500	Utilities - Power - Willia...	30.90
01-40121	NPCC Rental Income	275.00
01-41-000-50803	Metro Animal Shelter	1,007.85
01-41-000-50810	Tuscaloosa County PARA	20,000.00
01-43-000-60904	Alabama Donuts, LLC	1,458.87
01-45-000-54004	Recreational Facilities	44,194.79
01-45-000-54101	Nuisance Abatement	870.00
01-45-000-54306	5th Street Improvements	12,987.41
01-45-000-54400	Economic & Community ...	14,830.44
01-45-600-54201	Downtown Streetscape	4,438.91
01-46-000-50210	Professional Services	213.77
01-46-000-50570	Northport Community C...	3,220.57
01-46-000-50575	Visitor's Center	75.73
50-39-510-50100	Dues	70.00
50-39-510-50105	Office Supplies	193.35
50-39-510-50106	Office Equipment	423.91
50-39-510-50128	Computer Software Mai...	270.00
50-39-510-50261	Contract Shirts and Pants	10,617.09
50-39-510-50289	Non-Uniform Shirts and ...	1,730.75
50-39-510-50305	Contract Services	800.37
50-39-510-50312	Cell Phones	220.84
50-39-510-50394	Repairs - Heavy Equipm...	127.92
50-39-510-50396	Repairs - Vehicles	198.14
50-39-510-50403	Training - Technical	125.00
50-39-510-50420	Travel	108.15
50-39-510-50473	Inventory Supplies	2.99
50-39-510-50500	Utilities - Power	83,011.85
50-39-510-50520	Utilities - Natural Gas	20.36
50-39-510-50550	Pest Control	177.00
50-39-510-50590	Utilities - Other	1,922.04
50-39-511-50106	Office Equipment	701.92
50-39-511-50201	Audit Expense	2,800.00
50-39-512-50106	Office Equipment	423.91
50-39-512-50214	Professional Engineering...	2,300.00
50-39-512-50300	Chemicals	5,260.34
50-39-512-50313	Laboratory Supplies	397.71
50-39-512-50336	Repairs	776.16
50-39-512-50360	Maintenance	6,111.08
50-39-512-50454	Testing & Professional S...	1,351.12
50-39-513-50105	Office Supplies	39.93
50-39-513-50214	Professional Engineering...	280.00
50-39-513-50300	Chemicals	8,431.29
50-39-513-50309	Hand Tools and Equipm...	486.48
50-39-513-50313	Laboratory Supplies	954.59

Account Summary

Account Number	Account Name	Payment Amount
50-39-513-50323	Sludge Disposal	23,871.11
50-39-513-50336	Repairs	1,954.66
50-39-513-50360	Maintenance	2,993.47
50-39-514-50431	Construction & Repair S...	8,000.43
50-39-514-50453	System & Infrastructure ...	1,400.00
50-39-514-50473	Inventory Supplies	573.03
50-39-514-50477	Water Meters	37,184.00
50-39-515-50389	Maintenance - Collectio...	2,366.00
50-39-515-50457	System & Infrastructure...	700.00
50-39-600-80007	Emergency Projects	7,529.40
50-39-600-81302	WWTP Outfall Enhance...	5,125.00
50-39-600-81601	ARPA WWTP - Sludge Pr...	3,490.00
50-39-600-81602	ARPA WTP Hypochroite/...	240,784.67
50-40114	Bad Debt Collections	165.64
Grand Total:		1,874,131.72

Project Account Summary

Project Account Key	Payment Amount
None	1,874,131.72
Grand Total:	1,874,131.72



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.3.

MEETING DATE: May 5, 2025

SUBJECT: Purchase Requisition, WWTP NPDES Permit Renewal, Alabama Department of Environmental Management, \$17,785.00

Unfinished Business:

Public Hearing:

New Business:

First Reading:

Consent Agenda:

Second Reading:

Prepared By: Allison Martin

Approved By: John Webb

Summary:

The purchase requisition to the Alabama Department of Environmental Management (A.D.E.M.), in the amount of \$17,785.00, is for the renewal of the Wastewater Treatment Plant's NPDES Permit. This permit must be renewed every five (5) years.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 50-39-513-50454 Amount: \$17,785.00

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$17,785.00 to Alabama Department of Environmental Management.

FEE SCHEDULE D
WATER PERMITS

<u>Type of Activity</u>	Initial Registration/Issuance Reissuance or Modification (effluent limit change) (injection zone change or <u>compatibility study</u>)	Modification (no effluent limit change) (no injection zone change or no <u>compatibility study</u>)
Major Industrial Discharger	\$17,990	\$3,940
Minor Industrial Discharger	\$5,615	\$3,120
Major Municipal & Private	\$7,060	\$3,140
Minor Municipal & Private & Water Treatment	\$4,290	\$2,250
Municipal Stormwater (MS-4)	\$7,060	\$3,275
Mineral/Resource Extraction Mining, Storage Transloading, Dry Processing	\$5,820	\$3,400
Wet Preparation, Processing, Beneficiation	\$6,860	\$3,940
Coalbed Methane	\$6,860	\$3,940
General Permit	\$1,385	\$800
Minor NPDES Modifications	-----	\$800
ADDITIVE FEES		
Modeling with Data Collection (10 Stations)	\$60,390	\$60,390
Modeling with Data Collection (5 Stations)	\$49,315	\$49,315
Modeling - desktop	\$4,855	\$4,855
Review of Model Performed by Others	\$2,705	\$2,705
Seasonal Limits	\$4,855/ additional season	\$4,855/ additional season
Biomonitoring & Toxicity Limits	\$1,015	\$1,015
316b Phase I, Phase II, and Phase III Facilities [Permit Issuance/Re-issuance Modification]	\$5,065	0



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.4.

MEETING DATE: May 5, 2025

SUBJECT: Purchase Requisition, Annual Service for Alarm Units, Mission Communications, LLC., \$9,811.80

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Allison Martin

Approved By: John Webb

Summary:

The purchase requisition to Mission Communications, LLC., in the amount of \$9,811.80, is for the alarm unit annual service contract. These units provide alarm notifications to Utilities personnel for pump stations and remote facilities.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 50-39-515-50389 Amount: \$9,811.80

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$9,811.80 to Mission Communications, LLC.



Mission Communications LLC.
3170 Reps Miller Road NW
Suite 190
Norcross GA 30071
United States
Phone: 678-969-0021

Invoice

Invoice Date
12/19/2024

Invoice Number
2002705

Bill To:

Northport AL, City of-Wastewater
3950 3rd Street South
Northport AL 35476
United States

Ship To:

Northport AL, City of-Wastewater
3950 3rd Street South
Northport AL 35476
United States

Phone:

EEmail: cdavis@cityofnorthport.org

Sales Rep: KazC

PO Number:

Terms: Net 30

Line	Part Number/Description	Quantity	Unit Price	Ext Price
1	Contract: 35153 SP850-12R Name: #24 Grand Point #1 SerialNumber: 689MIS0386 Service Period: 1/1/2025 for 12 Months	1.00 EA	563.40/1	563.40
2	Contract: 35154 SP110-12R Name: #17 Industrial Park SerialNumber: 689MIS0388 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
3	Contract: 35166 SP110-12R Name: #22 TCHS PS SerialNumber: 689MIS4014 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
4	Contract: 35344 SP110-12R Name: #03 Airport PS SerialNumber: 689MIS1984 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
5	Contract: 35345 SP110-12R Name: #09 Union Chapel SerialNumber: 689MIS1985 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
6	Contract: 35346 SP110-12R Name: #10 Montgomery Farms SerialNumber: 689MIS1986 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
7	Contract: 35347 SP110-12R Name: #23 North Ridge PS SerialNumber: 689MIS1988 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
8	Contract: 35358 SP110-12R Name: #13 Chase Valley SerialNumber: 689MIS2044	1.00 EA	387.00/1	387.00



Mission Communications LLC.
3170 Reps Miller Road NW
Suite 190
Norcross GA 30071
United States
Phone: 678-969-0021

Invoice

Invoice Date

12/19/2024

Invoice Number

2002705

Service Period: 1/1/2025 for 12 Months

9	Contract: 35359 SP110-12R Name: #06 Smith Creek SerialNumber: 689MIS4411 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
10	Contract: 35360 SP110-12R Name: #08 1700 Section SerialNumber: 689MIS2046 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
11	Contract: 35361 SP110-12R Name: #19 Northwood Garden SerialNumber: 689MIS2047 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
12	Contract: 35362 SP110-12R Name: #20 Harper Creek PS SerialNumber: 689MIS2048 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
13	Contract: 35363 SP110-12R Name: #21 Forest Trails SerialNumber: 689MIS2049 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
14	Contract: 35615 SP110-12R Name: #02 Pump Stat SerialNumber: 689MIS4006 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
15	Contract: 35616 SP110-12R Name: #26 Grand Point #2 SerialNumber: 689MIS4007 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
16	Contract: 35617 SP110-12R Name: #07 18L SerialNumber: 689MIS4008 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
17	Contract: 35618 SP110-12R Name: #18 Highland Park SerialNumber: 689MIS4009 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00
18	Contract: 35619 SP110-12R Name: #04 Buckhead SerialNumber: 689MIS4010 Service Period: 1/1/2025 for 12 Months	1.00 EA	387.00/1	387.00



Mission Communications LLC.
3170 Reps Miller Road NW
Suite 190
Norcross GA 30071
United States
Phone: 678-969-0021

Invoice

Invoice Date

12/19/2024

Invoice Number

2002705

19	Contract: 35620	1.00 EA	387.00/1	387.00
	SP110-12R Name: #01 Pump Station SerialNumber: 689MIS4011 Service Period: 1/1/2025 for 12 Months			
20	Contract: 35621	1.00 EA	387.00/1	387.00
	SP110-12R Name: #05 Biscayne Hill SerialNumber: 689MIS4012 Service Period: 1/1/2025 for 12 Months			
21	Contract: 35622	1.00 EA	387.00/1	387.00
	SP110-12R Name: #11 Vineyard Station SerialNumber: 689MIS4013 Service Period: 1/1/2025 for 12 Months			
22	Contract: 35623	1.00 EA	387.00/1	387.00
	SP110-12R Name: #25 Carroll's Creek SerialNumber: 689MIS2045 Service Period: 1/1/2025 for 12 Months			
23	Contract: 35624	1.00 EA	387.00/1	387.00
	SP110-12R Name: #15 Bell Meade SerialNumber: 689MIS4016 Service Period: 1/1/2025 for 12 Months			
24	Contract: 35638	1.00 EA	387.00/1	387.00
	SP110-12R Name: #16 Meadowlake PS SerialNumber: 689MIS4417 Service Period: 1/1/2025 for 12 Months			
25	Contract: 37826	1.00 EA	347.40/1	347.40
	SP150-12R Name: 1871 Pump Station SerialNumber: 20MIS28424 Service Period: 1/1/2025 for 12 Months			

Please make checks payable to Mission Communications, LLC For your convenience Mission accepts credit cards.

Line(s) Subtotal: 9,811.80

Total: \$ 9,811.80

Card payments less than \$3,000 received within (7) days of the invoice date may avoid the 3% credit card processing fee.

If you have any questions concerning this invoice please contact our Accounts Receivable team, 877-993-1911 option 5, ar@123mc.com.

SWIFT Code USBKUS44IMT
ABA. Routing Number 042000013
Account Type CHECKING
Account Number 1-301-2888-7051
Account Name MISSION COMMUNICATIONS, LLC
DEPOSIT ACCOUNT



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.5.

MEETING DATE: May 5, 2025

SUBJECT: Purchase Requisition, Mail Machine, Pitney Bowes, \$11,619.51

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Kelly Homan

Approved By: Darren McGee

Summary:

This is a request for the purchase of a new mailing machine from Pitney Bowes. Our current machine is no longer supported by the Postal Service due to a change in meter technology.

Recommendation:

To approve this request.

Funding Source/GL Code:

GL Code No. 01-15-600-80000 Amount: \$11,619.51

Motion for Consideration:

Approval of the Consent Agenda will approve this request and the approval of the purchase requisition to Pitney Bowes in the amount of \$11,619.51.



April 16, 2025

Kelly Homan
City of Northport
3500 McFarland Blvd
Northport, AL 35476

Dear Kelly,

Thank you for your recent interest in a new mailing system from Pitney Bowes. Please find the price for the purchase of this system below based on the information presented to me that would be necessary to process the mail at your location.

MailCenter 2000 Basic Mailing System, USPS Special Services Software, 10 lb. Interfaced Weighing Platform, 100 Department Analytic Accounting, Basic PitneyShip Feature for Multiple Carriers Software Subscription, Mail Center Mono Print Module, Mail Center Black Graphics Upgrade, E-Return Receipt Feature, PowerGuard Service Feature, 15" Color Touch Display, MailCenter Shipping Bundle, Networked SendKit, Barcode Scanner and complete maintenance, installation and training.

Total Contract Costs \$11,619.51 for initial purchase
NASPO ValuePoint Contract CTR058808; NASPO PA – Alabama Contract MA230000003750; Line 3 Purchase

Meter Rental Costs \$180.72 per quarter in arrears
NASPO ValuePoint Contract CTR058808; NASPO PA – Alabama Contract MA230000003750; Line 1 Rental

Subscription Services \$279.15 per quarter in arrears
NASPO ValuePoint Contract CTR058808; NASPO PA – Alabama Contract MA230000003750; Line 1 Rental

Maintenance Costs \$1,159.20 (Point of Sale Cost) Annual Maintenance to be determined based on Contract Cost at time of implementation.
NASPO ValuePoint Contract CTR058808; NASPO PA – Alabama Contract MA230000003750; Line 4 Maintenance

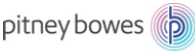
This purchase includes all on-site maintenance, rate changes, software updates, 800 support and equipment payment for the first year. An equipment maintenance agreement is available after the warranty period and would be billable annually in advance based on the State Contract rate available at that time. The annual rate for the first year of maintenance is currently showing \$1,159.20 as point-of-sale pricing as the first-year rate. Your meter rental will be billed according to State Contract at the rate of \$180.72 per quarter – billed quarterly in arrears. Subscription services will be billed at the rate of \$279.15 per quarter – billed quarterly in arrears. This quotation is pursuant with the State of Alabama's Participating Addendum with the NASPO ValuePoint Contract CTR058808; NASPO PA – Alabama Contract MA230000003750; Line 1 Rental; Line 3 Purchase and Line 4 Maintenance. The items listed above are listed within this contract.

Please reference your business partner number 0010301070 in the vendor reference number section on your PO. The Federal Tax ID Number for Pitney Bowes is 060495050; VC000004087; Address Line AD01. Please email me at victor.paschal@pb.com or call me at (205) 246-4294 should you have any questions regarding this information.

Respectfully,

Victor J. Paschal
Government Account Executive – States of Alabama, Arkansas and Mississippi

Confidential and Proprietary
Visit our web site at www.pb.com/states/alabama



Purchase Quote/Equipment and Software Maintenance

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Agreement Number

Your Business Information

Full Legal Name of Client / DBA Name of Client			Tax ID # (FEIN/TIN)		
CITY OF NORTHPORT			636001330		
Sold-To: Address					
PO BOX 569, NORTHPORT, AL, 35476-0569, US					
Sold-To: Contact Name		Sold-To: Contact Phone #		Sold-To: Account #	
Kelly Homan		2053397000		0012287065	
Bill-To: Address					
PO BOX 569, NORTHPORT, AL, 35476-0569, US					
Bill-To: Contact Name		Bill-To: Contact Phone #		Bill-To: Account #	Bill-To: Email
Kelly Homan		2053397000		0012287065	khoman@cityofnorthport.org
Ship-To: Address					
3500 MCFARLAND BLVD, NORTHPORT, AL, 35476-3181, US					
Ship-To: Contact Name		Ship-To: Contact Phone #		Ship-To: Account #	
Kelly Homan		2053397000		0010301070	
PO #					
.					

Your Business Needs

Qty	Item	Business Solution Description	Sales Type	Price
1	SENDPROMAILCENTER	MailCenter	PURCHASE	\$ 0.00
1	1E53	SP100 Network SendKit	PURCHASE	\$ 807.00
1	1FS1	USPS Special Services Software	PURCHASE	\$ 0.00
1	1FWW	10lb Interfaced Weighing Feature	PURCHASE	\$ 1,276.80
1	7W00	MailCenter Meter	RENT	\$ 60.24
1	APAXL	Cost Acctg Accounts Level (100)	PURCHASE	\$ 0.00
1	APKG	SendPro 360 Shipping Feature	PURCHASE	\$ 0.00
1	APSD	145/70 LPM Speed	PURCHASE	\$ 0.00
1	AZBG	Black Graphics Upgrade	PURCHASE	\$ 497.25
1	CAABL	Basic Cost Acctg for SP MailCenter	RENT	\$ 13.05
1	ERB1	eReturn Receipt Subscription - HV	RENT	\$ 21.75

1	ERR1	E-Return Receipt Feature	RENT	\$ 0.00
1	F9DD	USPS Special Services Welcome Kit	PURCHASE	\$ 0.00
1	F9PG	PowerGuard Service Package	PURCHASE	\$ 267.81
1	HV1P	MailCenter Printer	PURCHASE	\$ 0.00
1	HV96000	MailCenter Weighing Platform	PURCHASE	\$ 0.00
1	HVBB	MailCenter 2000	PURCHASE	\$ 6,763.45
1	HVSP	MailCenter Shipping Bundle	PURCHASE	\$ 739.50
1	HVSTYLUS	Stylus Kit for SendPro MailCenter	PURCHASE	\$ 17.40
1	M9SS	USPS Tracking Services	RENT	\$ 14.75
1	ME1C	Meter Equipment - Low	PURCHASE	\$ 664.00
1	MW90007	Drop Stacker	PURCHASE	\$ 0.00
1	MW92705	MailCenter 15in Display	PURCHASE	\$ 0.00
1	PTJ1	SendPro Online-PitneyShip	RENT	\$ 0.00
1	PTJ4	Multicarrier Sending App w HW or Meter	RENT	\$ 0.00
1	PTJ8	SPO-PitneyShip Mailing included w HW	RENT	\$ 0.00
1	PTJD	SPO-PitneyShip Office	RENT	\$ 21.75
1	PTJN	Single User Access	RENT	\$ 0.00
1	PTJR	50 User Access with Hardware or Meter	RENT	\$ 0.00
1	PTK1	Web Browser Integration	RENT	\$ 0.00
1	PTK3	Meter Integration	RENT	\$ 0.00
1	PTKHV	PitneyShip MailCenter Integration	RENT	\$ 0.00
1	SBDS	Barcode Scanner	PURCHASE	\$ 586.30
1	SJM2	SoftGuard - 2000	RENT	\$ 0.00
1	STDsla	Standard SLA-Equipment Service Agreement (for MailCenter)	SLA	\$ 1,159.20

1	SYAB3	Analytics - 2 Products	RENT	\$ 21.75
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Purchase Total**	\$ 11,619.51
Monthly Total**	\$ 153.29
Annual Total**	\$ 1,159.20

**Plus applicable taxes which will be applied at the time of billing.

Your Payment Plan

Quarterly Billing Total**		Annual Billing Total**	
Type	Fees	Type	Fees
Subscriptions	\$ 279.15	Equipment Maintenance	\$ 1,159.20
Meter Services	\$ 180.72	N/A	N/A

Tax Exempt

- () Tax Exempt Certificate Attached
() Tax Exempt Certificate Not Required

(X) Purchase Power® transaction fees included
() Purchase Power® transaction fees extra

Shipping and Handling	\$ 0.00
-----------------------	---------

Initial Term : 12 Months
**Plus applicable taxes which will be applied at the time of billing.

Your Signature Below

By signing below, you agree to be bound by your State's/Entity's/Cooperative's contract, which is available at <http://www.pb.com/states>. The terms and conditions of this contract will govern this transaction. If software is included in the Order, additional terms apply which are either (i) included in your State's contract which is available at <http://www.pb.com/states> or (ii) available by clicking on the hyperlink for that software located at https://www.naspovaluepoint.org/search/?term=pitney+bowes&page_ref=contractors. Those additional terms are incorporated by reference.

NASPO VALUEPOINT CTR058808; MA230000003750
State/Entity's Contract #

Client Signature
Print Name
Title
Date
Email Address

Sales Information

Victor Paschal	victor.paschal@pb.com
Account Rep Name	Email Address



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.6.

MEETING DATE: May 5, 2025

SUBJECT: Purchase Requisition, Lease of space for Spillman PSS, City of Tuscaloosa, \$8,100.00

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Summer Cockrell

Approved By: Gerald Burton

Summary:

The requisition to the City of Tuscaloosa in the amount of \$8,100.00 is for lease of server space and joint utilization of Spillman Public Safety System.

Recommendation:

Approve the requisition

Funding Source/GL Code:

GL Code No. 01-33-000-50111 Amount: \$8,100.00

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$8,100.00 to City of Tuscaloosa.

By Stacey Beynon at 10:56 am, Apr 15, 2025



BILL TO: City of Northport
Attn: Finance
P.O. Box 569
Northport, AL 35476
accountspayable@cityofnorthport.org

DATE	April 15, 2025
INVOICE #	9535
FOR	A&F
FROM	City of Tuscaloosa Revenue Division 2201 University Blvd Tuscaloosa, AL 35401 205-248-5200

[illegible]

Page 187 of 204



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.7.

MEETING DATE: May 5, 2025

**SUBJECT: Purchase Requisition, Tuscaloosa County Commission, Inmate Housing,
\$42,157.50**

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Summer Cockrell

Approved By: Gerald Burton

Summary:

Requisition 242963 to Tuscaloosa County Commission in the amount of \$42,157.50 is for housing inmates.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 12-33-000-50233 - Metro Jail Amount: \$43,230.00

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$43,230.00 to Tuscaloosa County Commission.

INVOICE

Tuscaloosa County Commission
PO Box 20113
Tuscaloosa, AL 35402

receivables@tuscco.com
+1 (205) 464-8220



RECEIVED
APR 28 2025

BY: _____

Bill to

CITY OF NORTHPORT
PO BOX 569
NORTHPORT, AL 35476

Invoice details

Invoice no.: 0621
Terms: Net 30
Invoice date: 04/22/2025
Due date: 05/22/2025

#	Date	Product or service	SKU	Description	Qty	Rate	Amount
1.	01/31/2025	Housing of Prisoners	100-5920	JANUARY 2025	1	\$14,052.50	\$14,052.50
2.	02/28/2025	Housing of Prisoners	100-5920	FEBRUARY 2025	1	\$14,052.50	\$14,052.50
3.	03/31/2025	Housing of Prisoners	100-5920	MARCH 2025	1	\$14,052.50	\$14,052.50

Total

\$42,157.50

Please remit payment to the following address:
Tuscaloosa County Commission
Accounts Receivable
P O Box 20113
Tuscaloosa, AL 35402-0113

MUNICIPALITY AND TOWN INMATE COUNT

CITY OF NORTHPORT	JAN 2025	FEB 2025	MAR 2025	QTR TOTAL
MONTHLY ALLOWANCE	248	224	248	
TOTAL INMATES	145	151	143	439
OVERAGE	(103)	(73)	(105)	
Base Contract Amount	14,052.50	14,052.50	14,052.50	
Overage Rate: \$82.50	0.00	0.00	0.00	
Total Amount Due	14,052.50	14,052.50	14,052.50	42,157.50



Billing for January 2025

TPD- 1170 BEDS

0 BEDS OVER

x 59.38

\$69,474.60

NPD – 145

BROOKWOOD 15 BEDS

x 55

TOTAL \$ 825.00

327 BEDS LEFT

LAKEVIEW 1 BEDS

x 55

TOTAL \$ 55.00

363 BEDS LEFT

VANCE 7 BEDS

x 55

TOTAL \$ 385.00

148 BEDS LEFT



Billing for February 2025

TPD- 1170 BEDS

0 BEDS OVER

x 59.38

\$69,474.60

NPD – 151

BROOKWOOD 35 BEDS

x 55

TOTAL \$ 1925.00

292 BEDS LEFT

LAKEVIEW 7 BEDS

x 55

TOTAL \$ 385.00

356 BEDS LEFT

VANCE 22 BEDS

x 55

TOTAL \$ 1210.00

126 BEDS LEFT



Billing for March 2025

TPD- 1170 BEDS

0 BEDS OVER

x 59.38

\$69,474.60

NPD - 143

BROOKWOOD 3 BEDS

x 55

TOTAL \$ 165.00

289 BEDS LEFT

LAKEVIEW 4 BEDS

x 55

TOTAL \$ 220.00

352 BEDS LEFT

VANCE 25 BEDS

x 55

TOTAL \$ 1375.00

101 BEDS LEFT



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 9.c.8.

MEETING DATE: May 5, 2025

SUBJECT: Purchase Requisition, Northport Sign Package to Knight Signs Industries, Inc., \$38,109.00

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

The Engineering department is requesting the City Council approved the cost for signage at Northport's facilities from Knight Signs Industries, Inc. in the amount of \$38,109.00. Funds are budgeted.

Recommendation:

That the request be approved

Funding Source/GL Code:

GL Code No. 16-15-600-80003 Amount: \$ 38,109.00

Motion for Consideration:

I move that the City Council approve the cost of \$38,109.00 to Knight Signs Industries, Inc for Northport Signage Package.



5959 Knight Avenue Tuscaloosa, AL 35405 Phone (205) 345-5242 www.knightsign.com

City of Northport
Northport, AL

Bronze Plaques				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	6	\$ 193.00	\$ 1,158.00
2	24" x 24" x 5/16" s/f bronze plaque	6	\$ 2,732.00	\$ 16,392.00
Total				\$ 17,550.00

City seal				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	1	\$ 480.00	\$ 480.00
2	37" dia. x 5/16" s/f bronze plaque	1	\$ 7,768.00	\$ 7,768.00
Total				\$ 8,248.00

Focus 50+				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	1	\$ 660.00	\$ 660.00
2	18" x 64" s/f ACM sign on 3" alum. tube posts	1	\$ 1,034.00	\$ 1,034.00
Total				\$ 1,694.00

Riverside Tiger Park				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	1	\$ 660.00	\$ 660.00
2	48" x 96" & 32" & 96" s/f ACM sign on 3" alum. tube posts	1	\$ 2,970.00	\$ 2,970.00
Total				\$ 3,630.00

Civitan Building Scope 1				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	1	\$ 870.00	\$ 870.00
2	45" x 96" x 1/4" flat cut alum. logo & letters 'Northport'	1	\$ 1,634.00	\$ 1,634.00
Total				\$ 2,504.00

Civitan Building Scope 2				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	1	\$ 870.00	\$ 870.00
2	17" x 1/4" flat cut alum. letters 'CIVITAN CLUB'	1	\$ 1,546.00	\$ 1,546.00
Total				\$ 2,416.00

Civitan Building Scope 3				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	1	\$ 140.00	\$ 140.00
2	20.5" vinyl logo with lettering	1	\$ 89.00	\$ 89.00
Total				\$ 229.00

Civitan Park Freestanding				
Item No.	Description	Qty	Unit Cost	Extended Total
1	Mobilization and installation	2	\$ 510.00	\$ 1,020.00
	refurbish existing sign:			
	new 24.5" x 30.5" d/f ACM sign panel			
2	repaint post	2	\$ 409.00	\$ 818.00
Total				\$ 1,838.00

*Price includes manufacturing, installation and tax.

**Excludes permits

Terms:

50% deposit; balance due upon completion

This quote is valid for 60 days from quote date.

The following are excluded unless noted:

Patching/painting; dedicated electrical service; sales tax; permit/licenses; engineering

3% surcharge will be applied to payments made with credit card.

04-08-25



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION
THE NORTHPORT CITY COUNCIL AGENDA**

AGENDA ITEM NO. 11.b.1.

MEETING DATE: May 5, 2025

SUBJECT: Second Reading, Resolution consenting to the Vacation of a Public Street/Alley in the City of Northport - Old Union Chapel Road

Unfinished Business:

Public Hearing: X

New Business:

First Reading:

Consent Agenda:

Second Reading: X

Prepared By: Kim Braughton, Morgan Williams Approved By: Ron Davis

Summary:

Northcreek Properties, LLC is the owner of property located on Old Union Chapel Road. The owner has filed with the City a Declaration of Vacation of Right-of-Way for Old Union Chapel Road, as attached hereto in Exhibit "A". The Code of Alabama requires that the Council, after advertising in a paper of local circulation, conduct a public hearing at a regularly scheduled meeting to consider written objections prior to taking action on the proposed vacation. The notice of the public hearing was published in the Northport Gazette for four (4) consecutive weeks as required and the petitioner, as well as the various utility companies, and adjacent property owners have been notified of the hearing date. To vacate a public right-of-way, the Council must adopt a resolution of a permanent nature which requires a first and second reading. The first reading was April 21, 2025. The resolution before you tonight is for a second reading and a public hearing.

Recommendation:

That you adopt the resolution consenting to the vacation of right-of-way for Old Union Chapel Road.

Funding Source/GL Code:

GL Code No. N/A Amount: N/A

Motion for Consideration:

I move to adopt the resolution consenting to the vacation of right-of-way for Old Union Chapel Road in the City of Northport.

This instrument prepared by:
Ronald L. Davis. Attorney
City of Northport
3500 McFarland Blvd.
Northport, Alabama 35476
(205) 345-8755

SOURCES OF TITLE:
DEED BOOK 1998 PAGE 07244
DEED BOOK 2006 PAGE 00549
DEED BOOK 2024 PAGE 27046

PERMANENT RESOLUTION NO. 25-
RESOLUTION CONSENTING TO THE VACATION OF A PUBLIC
STREET/ALLEY IN THE CITY OF NORTHPORT

WHEREAS, Northcreek Properties, LLC, hereinafter called the Owner(s), duly filed a Declaration of Vacation of a street/alley with the City of Northport ("the City") on the 12th day of February, 2025, alleging that it owns all of the land abutting a certain public street/alley in the City of Northport hereinafter described; and,

WHEREAS, said street/alley lies within the Corporate Limits of the City of Northport, Alabama, and the assent of the City Council of Northport, Alabama, the governing body of the said Municipality, to the vacation of said public street/alley has been requested and is desired by the Owner(s); and,

WHEREAS, pursuant to Ala. Code Sections 23-4-2 and 11-49-6 (1975), notice of a date for hearing was duly published in the Northport Gazette and abutting property owners and utility entities were notified by mail, all as required by law; and,

WHEREAS, on the date and time duly noticed and specified, a public hearing to determine the assent to the vacation and to discern the fair market value of the land added to that of the abutting landowners was held on May 5, 2025, and the abutting landowners either being present or having jointly consented to the same in the Declaration of Vacation or having waived their objection by their absence;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NORTHPORT as follows:

It appears to the City Council of Northport that the vacation of said public street/alley is in the interest of the public that such street, alley or highway or portion thereof, be vacated and that said vacation as herein described will not deprive other property owners of their right, as they may have, to convenient and reasonable means of ingress to and from their property, nor will it adversely affect the interest of the public in any way and that the assent of said City Council be, and the same is hereby, given to the vacation of the following described public street/alley in the City of Northport, County of Tuscaloosa, Alabama, to-wit:

Commencing at the northeast corner of the SE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run S 0°38'28" W for 600.47 feet along the east line of said SE1/4 of the NE1/4 to the point; thence run N 80°09'59" W for 50.65 feet to the Point of Beginning; thence continue N 80°09'59" W for 237.33 feet; thence run for a chord bearing and distance of N 73°42'10" E, 113.53 feet; thence run S 80°09'59" E for 127.32 feet to the Point of Beginning. Said described property contains 0.20 acres, more or less, and lies in the SE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF NORTHPORT as follows:

1. That pursuant to Ala. Code §11-49-6 (1975), the fair market value of the land added to that land owned by the following abutting landowners and publication costs are set out as follows:

Owner: Northcreek Properties, LLC

Fair Market Value: \$1,504.24

Publication Costs and other Miscellaneous Cost: \$1,041.40

Total: \$2,545.64

Failure by any land owner to tender payment of the Fair Market Value of the lands received and publication costs within 60 days of the adoption of this resolution by the City Council, shall nullify the assent of the City Council and render said street/alley vacation void. Payment Shall Be Tendered By Guaranteed Funds and Payable to The City of Northport.

2. That pursuant to Ala. Code §23-4-2 (1975), the City Clerk is hereby directed to publish this resolution in the Northport Gazette, a newspaper of general circulation, one time within 14 days of the adoption of this resolution.

3. That the Mayor be, and he hereby is, authorized to present a copy of this resolution duly certified as correct by the City Administrator of the City of Northport, the officer in charge of the records of said Municipality to the landowners within 10 days of the date of publication of this resolution in order that same may be attached to and filed and recorded with the legal declaration of vacation of said above and foregoing described public street.

4. That this vacation is final and binding provided that an appeal is not filed by any interested person within 30 days of the adoption of this resolution to any trial court of competent jurisdiction and or appellate court of this State and is adjudicated in the appellants favor pursuant to procedures as set forth in Ala. Code §23-4-5 (1975) as amended by Acts of Alabama 2004-323 which renders said vacation null and void.

5. That this resolution shall not be valid nor considered a lawful conveyance and said street/alley shall not be deemed to be vacated until such time as the payment of the publication costs and Fair Market Value of the lands described herein have been received by the City. Upon tender to the City of all sums due, the City is relieved from any and all responsibility and liability for the maintenance and repair of said street/alley. It is the responsibility of the owner to record the Resolution of Vacation with the Office of Probate Judge of Tuscaloosa County and the City shall not be held to be contributory negligent for the failure, mistake, neglect or omission of the owner to record the Resolution of Vacation of public record.

6. That this vacation is subject to any and all public utility easements including but not limited to Alabama Power Company, AT&T, Alabama Gas Corporation, Charter Cable and Comcast Cable, which may exist and be located within the said right-of-way including such public utilities which may have utilized the Municipal street right-of-way without receiving an executed and or recorded easement from the City or any relevant property owner and a minimum easement of 20 feet in width, being 10 feet on either side of currently existing utilities, are reserved to any public utility with assets within the vacated area.

RESOLVED AND DONE this 5th day of May 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

By: _____
Christy Bobo
Its President

ATTEST:

Glenda D. Webb
City Administrator

1st Reading: April 21, 2025
Motion By: Washington
2nd Reading: May 5, 2025
Motion By:
Second By:
Publication:

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Glenda D. Webb, City Administrator of the City of Northport, Alabama, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted by the City Council of Northport at a regular meeting of said Council held on the 5th day of May, 2025, as the same appears and remains of record in the record book in my office wherein are recorded the minutes of the proceedings of said Council.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the official seal of said City of Northport, this the _____ day of _____, 2025.

City Administrator

EXHIBIT “A”



1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

TRANSMITTAL

To: Mr. Brad Matthews, P.E.
Engineering Department
City of Northport, AL

From: Nikki Busby

Date: February 12, 2025

Subject: ROW Vacation for Old Union Chapel Road

Mr. Matthews,

Please find attached the Declaration of Vacation of Public Right-of-Way and survey pertaining to the Old Union Chapel Road right-of-way vacation.

Thanks,

Nikki Busby

This instrument prepared by:
Riley T. Sims III
Longleaf Engineering, LLC
1927 7th Street
Tuscaloosa, AL 35401
(205) 845-5646

SOURCES OF TITLE:
DEED BOOK 1998 PAGE 07244
DEED BOOK 2006 PAGE 00549
DEED BOOK 2024 PAGE 27046

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF PUBLIC RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that Northcreek Properties, LLC., is the owner of all the land abutting a PUBLIC RIGHT-OF-WAY, which is hereinafter more particularly described, and which public right-of-way said owner desires to vacate as provided in Ala. Code §23-4-20 (1975). The vacation of said right-of-way as hereinafter described will not deprive other property owners of reasonable means of ingress and egress to and from their property nor will it adversely affect the interest of the general public in any way.

NOW, THEREFORE, pursuant to the provisions of Ala. Code §23-4-20 (1975), the undersigned owners do hereby declare the following described right-of-way located in the City of Northport, Tuscaloosa County, Alabama, to be vacated:

Commencing at the northeast corner of the SE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run @ 0°38'28" W for 600.47 feet along the east line of said SE1/4 of the NE1/4 to a point; thence run N 80°09'59" W for 50.65 feet to the Point of Beginning; thence continue N 80°09'59" W for 237.33 feet; thence run for a chord bearing and distance of N 73°42'10" E, 113.53 feet; thence run S 80°09'59" E for 127.32 feet to the Point of Beginning. Said described property contains .20 acres more or less, and lies in the SE1/4 of the NE1/4 of Section 32, T20S R10W, Tuscaloosa County, Alabama.

The said right-of-way to be vacated is within the limits of the City of Northport and assent to the vacation of said right-of-way will be obtained from the City Council, a copy of which, certified by the City Administrator,

will be attached hereto and will be filed and recorded with this written Declaration of Vacation and will be made a part hereof.

IN WITNESS WHEREOF, the said William F. Barnes, III, Manager has set their hands and seals hereto this 12th day of February, 20 25.

William F. Barnes

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, PATRICIA A. MCILWAIN, a Notary Public in and for said State at Large, hereby certify that WILLIAM F. BARNES, III, whose name is signed to the foregoing document, and who is known to me, acknowledged that being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of FEBRUARY, 20 25.

Patricia A. McIlwain
Notary Public.

My Commission Expires: 08/19/2027



