

NORTHPORT CITY COUNCIL MEETING
MONDAY, MAY 19, 2025
5:30 PM

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PRESENTATIONS

- a. Proclamation Recognizing Fifth & Handle as Business of the Month

6. APPROVAL OF THE AGENDA

7. VISITORS TO ADDRESS THE COUNCIL

- a. Jaime Conger - Regarding the Resolution to Establish Polling Locations for the 2025 Municipal Elections.
- b. Pat Geddes - Inquire about selected polling locations after the recent municipal redistricting.

8. UNFINISHED BUSINESS

a. Ordinances and Resolutions of a Permanent Nature

- 1. Second Reading, Ordinance Amending Appendix B "Subdivisions" of the Northport Municipal Code - Ron Davis
- 2. Second Reading, Ordinance Establishing the Use of Electronic Vote Counting Devices - Glenda Webb

9. NEW BUSINESS

a. Ordinances and Resolutions of a Permanent Nature

- 1. First Reading, Permanent Resolution dedicating right-of-way along Park Street in the City of Northport - Tera Tubbs

b. Resolutions of a Temporary Nature

- 1. Resolution Establishing Polling Locations for the 2025 Municipal Elections - Glenda Webb
- 2. Resolution Authorizing the City Administrator to Execute a Proposal with TTL, Inc. for Professional Design Services on Hospital Drive Extension and 3rd Street Improvements Project - Tera Tubbs
- 3. Resolution Establishing the Fee for Vacating the Public Right-of-Way in the City of Northport - A Portion of 18th Avenue - Tera Tubbs
- 4. Resolution Authorizing the City Administrator to Execute a Proposal from The Cassady Company Inc. for Professional Services for the Wastewater Treatment Plant Outfall Relocation Project - Tera Tubbs
- 5. Resolution authorizing the City Administrator to Execute a Lease for the UCP Building - Glenda Webb

c. Consent Agenda

- 1. Minutes, May 5, 2025 - Glenda Webb
- 2. Bill Listing - Glenda Webb
- 3. Purchase Requisition, Employee Reimbursement John Caleb Bigham for National Registry test fee, \$159.00 - Chief Bart Marshall
- 4. Purchase Requisition, CivicPlus, Annual Domain Hosting, .GOV, & Management, \$9,372.15 - Glenda Webb
- 5. Purchase Requisition, CivicPlus, Annual Agenda & Meeting Management, \$9,052.05 - Glenda Webb
- 6. Purchase Requisition, CivicPlus, Gov User Licenses for Citizen Relationship Management, \$33,959.67 - Glenda Webb
- 7. Purchase Requisition, Tipping Fees for Wastewater Treatment Plant, Black Warrior Solid Waste, \$10,000.00 - John Webb

- 8. Purchase Requisition, Motorola Solutions, PD Flex Equipment & Evidence Maintenance, \$68,330.89 - Gerald Burton

10. REPORTS OF SPECIAL COMMITTEES OF COUNCIL

11. PUBLIC HEARINGS

- a. Engineering
- b. Legal Department
- c. Planning Inspections Department
 - 1. Second 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. Second Reading, Ordinance Amending the Zoning Ordinance - Julie Ramm
- 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 19, 2025

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

Unfinished Business:

New Business:

Consent Agenda:

Public Hearing:

First Reading:

Second Reading: X

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:

Approve

Funding Source/GL Code:

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

Motion for Consideration:

I move to adopt 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 19th day of May, 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

BY: _____
Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

APPROVED this the 19th day of May, 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: Wiggins
2nd Reading: May 19, 2025
Motion By:
Second By:
Publication:



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

AGENDA ITEM NO. 8.a.2.

MEETING DATE: May 19, 2025

SUBJECT: Second Reading, Ordinance Establishing the Use of Electronic Vote Counting Devices

Unfinished Business: X

Public Hearing:

New Business:

First Reading:

Consent Agenda:

Second Reading:

Prepared By: Malorie Mixon

Approved By: Glenda Webb

Summary:

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.

Recommendation:

Approve

Funding Source/GL Code:

Motion for Consideration:

Adopt Ordinance Establishing the Use of Electronic Vote Counting Devices.

ORDINANCE NO. 22_____

ORDINANCE ESTABLISHING THE USE OF ELECTRONIC VOTE COUNTING DEVICES

WHEREAS, Chapter 7 of Title 17 of the *Code of Alabama* (1975), as amended, and the regulations adopted pursuant thereto by the Alabama Voting Committee provide for the use of Electronic Vote Counting Systems; and

WHEREAS, Section 17-7-21 of the Code of Alabama (1975) provides that a municipality may, in its discretion by adoption of an appropriate ordinance, authorize, adopt, and direct the use of electronic vote counting systems for use in all elections in such municipality;

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

1. That for all elections held subsequent to the passage of this ordinance, 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.
2. That the Mayor of the City of Northport is hereby authorized and directed to file a copy of this Ordinance with the Secretary of State as provided in Section 17-7-21, *Code of Alabama* (1975).
3. That this Ordinance shall take effect upon its adoption and publication as required by law.

ORDAINED AND DONE this 19th day of May, 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

BY: _____
Christy Bobo, Its President

ATTEST:

Glenda Webb, City Administrator-Clerk

APPROVED this 19th day of May, 2025

Dr. John Hinton, Mayor

I hereby certify that the above and foregoing Ordinance was published on May 28, 2025, in the Northport Gazette, a newspaper of general circulation published in the City of Northport.

Glenda Webb, City Administrator-Clerk

1st Reading: April 21, 2025
Motion: Dykes
2nd Reading: May 19, 2025
Motion By:
Second By:
Publication: May 28, 2025



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

AGENDA ITEM NO. 9.a.1.

MEETING DATE: May 19, 2025

SUBJECT: First Reading, Permanent Resolution dedicating right-of-way along Park Street in the City of Northport

Unfinished Business:

Public Hearing:

New Business:

First Reading: X

Consent Agenda:

Second Reading:

Prepared By: Kim Braughton

Approved By: Tera Tubbs

Summary:

Currently, the City of Northport has right-of-way along Park Street. However, more right-of-way will be needed for sidewalks, utilities, etc. in the event there are improvements made to Park Street in the future. Therefore, the department is respectfully requesting that the attached ordinance be adopted.

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 dedicating right-of-way along Park Street in the City of Northport.

PERMANENT RESOLUTION NO. 25-

**RESOLUTION DEDICATING RIGHT-OF-WAY ALONG PARK STREET IN THE CITY
OF NORTHPORT**

WHEREAS, the City Council wishes to dedicate a permanent right-of-way for property owned by the City of Northport along Park Street located within the corporate limits of the City of Northport; and

WHEREAS, the purpose for said right-of-way is, in the event there is a need for future improvements to Park Street, the City may lay, construct, install, repair, maintain, operate, use, remove, change the size of, relocate and replace at will, the street, sidewalks, any sanitary sewer, municipal storm sewer, drainage courses, ditches, swales, storm water inlets, pipes, conduits, other storm water facilities and such utility lines, pipes, conduit or cable of such size and character as the City may elect; and

WHEREAS, the City Council is of the opinion that this dedication of right-of-way is necessary for any future improvements on or along Park Street.

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

1. That the right-of-way along Park Street, as hereby attached as Exhibit "A" is hereby dedicated and accepted for future improvements on or along Park Street.

RESOLVED AND DONE THIS 19th DAY OF MAY, 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

Christy Bobo, Its President

ATTESTED:

Glenda D. Webb, City Administrator

1st Reading: May 19, 2025
Motion By:
2nd Reading: June 2, 2025
Motion By:
Second By:

EXHIBIT “A”

Right-of-Way Dedication

THE CITY OF NORTHPORT

COMMUNITY CENTER AND HERITAGE MUSEUM

A parcel of land being located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 21 South, Range 10 West, in Tuscaloosa County, Alabama; also being various lots, portions of various lots, and various vacated road right-of-ways within S.D. Palmer Subdivision (P.B. 4, PG. 165), said parcel being more particularly described as follows:

As a POINT OF COMMENCEMENT, start at the of the Northeast Corner of Lot 123, H.A. Snow & Company Subdivision, as recorded in Plat Book 5 at Page 145 in the Probate Records of Tuscaloosa, County Alabama; thence run in a Northeasterly direction and along the Northern boundary of Lot 12 S.T. Palmer Subdivision (P.B. 4, PG. 165) and a prolongation thereof for a distance of 155.68 feet to a point lying on the Western right-of-way margin of Lurleen B. Wallace Boulevard (AL SR 69) (variable right-of-way); thence with an interior angle of 108 degrees 39 minutes 26 seconds to the right, run in a Northeasterly direction along said right-of-way margin for a distance of 231.64 feet to a point; thence with an interior angle of 144 degrees 35 minutes 16 seconds to the right, run in a Northwesterly direction for a distance of 67.41 feet to a point lying on the Southern right-of-way margin of Park Street (variable right-of-way); thence with an interior angle of 136 degrees 50 minutes 25 seconds to the right, continue in a Northwesterly direction for a distance of 94.20 feet to a point; thence with an interior angle of 156 degrees 59 minutes 39 seconds to the right, run in a Southwesterly direction for a distance of 144.40 feet to the POINT OF BEGINNING of the right-of-way dedication herein described; thence continue in a Southwesterly direction and along the previous course for a distance of 18.99 feet to a point; thence with an interior angle of 148 degrees 14 minutes 00 seconds to the right, continue in a Southwesterly direction for a distance of 227.14 feet to a point; thence with an interior angle of 127 degrees 04 minutes 00 seconds to the right, run in a Southerly direction, departing from the aforementioned right-of-way, for a distance of 12.53 feet to a point; thence with an interior angle of 52 degrees 56 minutes 00 seconds to the right, run in a Northeasterly direction for a distance of 250.84 feet to the POINT OF BEGINNING of the right-of-way dedication herein described, thereby forming an angle of closure of 31 degrees 46 minutes 00 seconds. Said parcel containing 0.05 acres.

Property Description

THE CITY OF NORTHPORT

COMMUNITY CENTER AND HERITAGE MUSEUM

A parcel of land being located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 21 South, Range 10 West, and the Southwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 10 West in Tuscaloosa County, Alabama; also being various lots, portions of various lots, and various vacated road right-of-ways within S.D. Palmer Subdivision (P.B. 4, PG. 165), said parcel being more particularly described as follows:

As a POINT OF BEGINNING, start at the of the Northeast Corner of Lot 123, H.A. Snow & Company Subdivision, as recorded in Plat Book 5 at Page 145 in the Probate Records of Tuscaloosa, County Alabama; thence run in a Northeasterly direction and along the Northern boundary of Lot 12 S.T. Palmer Subdivision (P.B. 4, PG. 165) and a prolongation thereof for a distance of 155.68 feet to a point lying on the Western right-of-way margin of Lurleen B. Wallace Boulevard (AL SR 69) (variable right-of-way); thence with an interior angle of 108 degrees 39 minutes 26 seconds to the right, run in a Northeasterly direction along said right-of-way margin for a distance of 231.64 feet to a point; thence with an interior angle of 144 degrees 35 minutes 16 seconds to the right, run in a Northwesterly direction for a distance of 67.41 feet to a point lying on the Southern right-of-way margin of Park Street (variable right-of-way); thence with an interior angle of 136 degrees 50 minutes 25 seconds to the right, continue in a Northwesterly direction for a distance of 94.20 feet to a point; thence with an interior angle of 156 degrees 59 minutes 39 seconds to the right, run in a Southwesterly direction for a distance of 163.39 feet to a point; thence with an interior angle of 148 degrees 14 minutes 00 seconds to the right, continue in a Southwesterly direction for a distance of 227.14 feet to a point; thence with an interior angle of 127 degrees 04 minutes 00 seconds to the right, run in a Southerly direction, departing from the aforementioned right-of-way, for a distance of 187.42 feet to a point; thence with an interior angle of 92 degrees 19 minutes 27 seconds to the right, run in an Easterly direction for a distance of 289.34 feet to the POINT OF BEGINNING of the parcel herein described, thereby forming an angle of closure of 165 degrees 17 minutes 47 seconds. Said parcel containing 3.13 acres.



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

AGENDA ITEM NO. 9.b.1.

MEETING DATE: May 19, 2025

SUBJECT: Resolution Establishing Polling Locations for the 2025 Municipal Elections

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading:

Second Reading:

Prepared By: Malorie Mixon

Approved By: Glenda Webb

Summary:

The City of Northport's Single Member Council District Lines were changed by Ordinance 2246 adopted on November 4, 2024. Polling locations for the 2025 Municipal Election need to be adjusted to coincide with new district lines. Voting locations for all City of Northport Municipal Elections are as follows: District 1-Northport City Hall, 3500 McFarland Boulevard. District 2-New Zion Missionary Baptist Church, 1317 Martin Luther King Jr. Blvd. District 3-Daystar Family Church, 3975 Watermelon Road. District 4-Northport Fire & Rescue Station 2, 5410 Highway 69 North. District 5-Flatwoods Baptist Church, 4520 70th Avenue.

Recommendation:

Approve

Funding Source/GL Code:

Motion for Consideration:

Adopt the resolution establishing polling locations for the 2025 Municipal Elections.

RESOLUTION NO. 25-

**RESOLUTION ESTABLISHING POLLING LOCATIONS FOR THE
2025 MUNICIPAL ELECTIONS**

WHEREAS, the City of Northport's Single Member Council District Lines were changed by Ordinance 2246 adopted on November 4, 2024; and,

WHEREAS, polling locations for the 2025 Municipal Election will be adjusted to coincide with new district lines; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Northport, Alabama, that the voting locations for all City of Northport Municipal Elections are established as follows:

District 1	Northport City Hall	3500 McFarland Boulevard
District 2	New Zion Missionary Baptist Church	1317 Martin Luther King Jr. Blvd
District 3	Daystar Family Church	3975 Watermelon Road
District 4	Northport Fire & Rescue Station 2	5410 Highway 69 North
District 5	Flatwoods Baptist Church	4520 70th Avenue

RESOLVED AND DONE THIS 19th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 19, 2025

Motion: _____

Second: _____



DEPARTMENTAL SUMMARY OF REQUESTED ACTION THE NORTHPORT CITY COUNCIL AGENDA

AGENDA ITEM NO. 9.b.2.

MEETING DATE: May 19, 2025

SUBJECT: Resolution Authorizing the City Administrator to Execute a Proposal with TTL, Inc. for Professional Design Services on Hospital Drive Extension and 3rd Street Improvements Project

Unfinished Business:

New Business: X

Consent Agenda:

Public Hearing:

First Reading:

Second Reading:

Prepared By: Morgan Williams

Approved By: Tera Tubbs

Summary:

The proposal includes improvements to 3rd Street from Bridge Avenue to the existing levee, extending north to 5th Street, then extending further north to the new intersection of Martin Luther King, Jr. Boulevard and Hospital Drive. The purpose of the roadway corridor study is to provide the City of Northport with an alternative North/South corridor from Downtown Northport to U.S. Highway No. 82, creating connectivity for pedestrians and bicyclists to access the River via levee trail, and providing opportunities for retail and commercial developments.

The Engineering department is requesting that the City Council authorize the City Administrator to execute a proposal from TTL, Inc. for the professional design services for the Hospital Drive and 3rd Street Improvements project in the amount of \$92,400.00. Documentation is attached.

Recommendation:

That the requested resolution be approved.

Funding Source/GL Code:

GL Code No. 01-45-000-54311 Amount: \$92,400.00

Motion for Consideration:

I move that the City Council authorize the City Administrator to execute a proposal with TTL, Inc., for professional design services for Hospital Drive Extension and 3rd Street Improvements in the amount of \$92,400.00.

RESOLUTION NO. 25-

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PROPOSAL FROM TTL, INC. FOR PROFESSIONAL DESIGN SERVICES ON HOSPITAL DRIVE EXTENSION AND 3RD STREET IMPROVEMENTS PROJECT

WHEREAS, the Engineering department is requesting that the City Council authorize the City Administrator to execute a proposal from TTL, Inc., for professional design services for Hospital Drive Extension and 3rd Street Improvement project; and

WHEREAS, the amount of the professional design services will be \$92,400.00.

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

1. To authorize the City Administrator to execute a proposal from TTL, Inc., in the amount of \$92,400.00, for the professional design services for Hospital Drive Extension and 3rd Street Improvements.

RESOLVED AND DONE THIS 19th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 19, 2025

Motion: _____

Second: _____



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

April 30, 2025

Ms. Tera Tubbs, PE
City Engineer
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: *Hospital Drive Extension and 3rd Street Improvements Corridor Study*
Proposal for Master Planning and Project Cost Analysis
City of Northport, Alabama
TTL Proposal No. 19-10-02238.00

Dear Tera:

We are writing to provide you with the following scope of services and fee proposal for the above referenced project. The Hospital Drive Extension including 3rd Street Improvements is understood to include improvements to 3rd Street from Bridge Avenue to the existing levee, extend north to 5th Street, then extend further north to the new intersection of Martin Luther King, Jr. Boulevard and Hospital Drive. The purpose of the roadway corridor study is to provide the City of Northport with an alternative North/South corridor from Downtown Northport to U.S. Highway No. 82, create connectivity for pedestrians and bicyclists to access the River via the levee trail, and provide opportunities for retail and commercial development. The master planning shall provide phases for the corridor, if desired, by the City of Northport as further described below.

The limits of the proposed Master Plan Corridor Study are shown on the proposal map and include existing 3rd Street and a new roadway along the levee as previously planned when the levee was designed and constructed extending to 5th Street. The existing 3rd Street improvements south of 5th Street shall include roadway overlay, on-street/angled parking where appropriate, curb and gutter, sidewalks, landscape and irrigation, decorative street and pedestrian lighting, and CCTV conduit for future camera system similar to the improvements previously completed on Main Avenue and 1st Street. The improvements along the existing Levee Trail shall include at grade 2 lane roadway improvements with concrete border with minimal excavation to the levee, roadway and pedestrian lighting, CCTV conduit for future camera system, and traffic signal. Further improvements include a roadway extension from 5th Street to the new intersection under construction at Martin Luther King, Jr. Boulevard and Hospital Drive. The improvements along this north/south corridor shall include 2 lane roadway improvements with shoulders with periodic drainage crossings as the existing topography requires. The tie-in at Martin Luther King, Jr. Boulevard shall include curb and gutter, storm drainage, sidewalks, etc. matching the on-going improvements to Martin Luther King, Jr. Boulevard. Lastly, an extension of the levee trail shall be master planned to connect to the north/south corridor from its current cul-de-sac providing connectivity for pedestrians and bicyclists from Downtown Northport to Martin Luther King, Jr. Boulevard and Hospital Drive.

The current scope limits of the proposed study are shown on the proposal map as previously noted and include the currently City owned properties and right-of-way predominantly located south of 5th Street and privately owned property located between Martin Luther King, Jr. Boulevard and 5th Street.

(continued next page)

The following is the proposed Scope of Services:

Scope of Services:

Task A: Base Mapping and Project Area Inventory / Analysis	
A1	Develop base mapping for project area using:
A1.1	Latest publicly available aerial imagery
A1.2	City topographic mapping and planimetrics.
A1.3	City water and sewer mapping
A1.4	Tax Assessors Property Mapping
A1.5	Hazardous Material Survey
A1.6	Desktop Natural and Cultural Resources Review
A1.7	ALDOT/FHWA/USACE Pre-Application Requirements
A1.8	FEMA Floodplain Mapping
A1.9	USDA Soils Mapping
A2.0	Other available mapping
A2	Determine adjacent property ownership and any pending / future plans
A3	Conduct site visits of project area via land
A4	Assess current property access points (vehicular, pedestrian, bicycle, etc.)
A5	Assess current water, sewer, power, telecommunications, and fiber access points
A5.1	Potential City water availability and/or extension
A5.2	Potential City Sewer availability and/or extension
A5.3	Potential Alabama Power service points
A5.4	Potential City, Comcast, Spectrum, and or AT&T broadband connections
A6	Assemble Related Data
A6.1	USACE Levee operation parameters
A6.2	Black Warrior River and Existing Creek Floodplain Impacts to programming areas
A7	Take site photos with descriptions and locations
A8	Develop Opportunities and Constraints Analysis
A9	Prepare presentation and present to Staff, etc.

Task B: Phase Development Options	
B1	Update presentation of findings
B2	Determine Phasing with City Staff
B3	Establish list of desired elements to be included in Master Corridor Plan
B4	Prepare draft opinion of costs for the phase(s) developed
B5	Prepare a presentation for review of the phase(s), preliminary budgets, etc.
B7	Establish preferred concept and / or desired elements
B8	Develop preliminary corridor study for approval to proceed to final improvements

Task C:	Final Corridor Alignment
C1	Develop final corridor alignment
C2	Establish Collector Road Classification in coordination with ALDOT/MPO
C3	Establish specific phase limits as identified in the final corridor alignment
C4	Develop opinion of costs for phases and overall budget
C5	Review budget and phases, if any, with City staff for prioritization
C6	Prepare presentation of final corridor alignment
C7	Presentation of final Master Plan to Staff, Council, etc.

Additional contract information:

- The project manager will be Frank Summers, PE.
- Proposed Schedule (assuming required presentation steps do not cause delays):
 - Base Mapping and Project Area Inventory / Analysis = 1 Months
 - Phase Development Options = 1 Months
 - Final Corridor Alignment = 2 Months
- All services are proposed to be provided by TTL, Inc.

Fee Proposal:

PROFESSIONAL SERVICES:	FEE
Corridor Study Services	\$73,900.00
Geotechnical Exploration	\$3,500.00
Hazardous Materials Survey	\$6,500.00
Desktop Natural & Cultural Resources Review	\$4,000.00
ALDOT/FHWA/USACE Pre-Application Coordination	\$4,500.00*
Total:	\$92,400.00

*Proposed Hourly Fee. All other services are lump sum.

We greatly appreciate the opportunity to assist the City with these services. Please call if you have any questions regarding the proposal.

Sincerely,
TTL, INC.



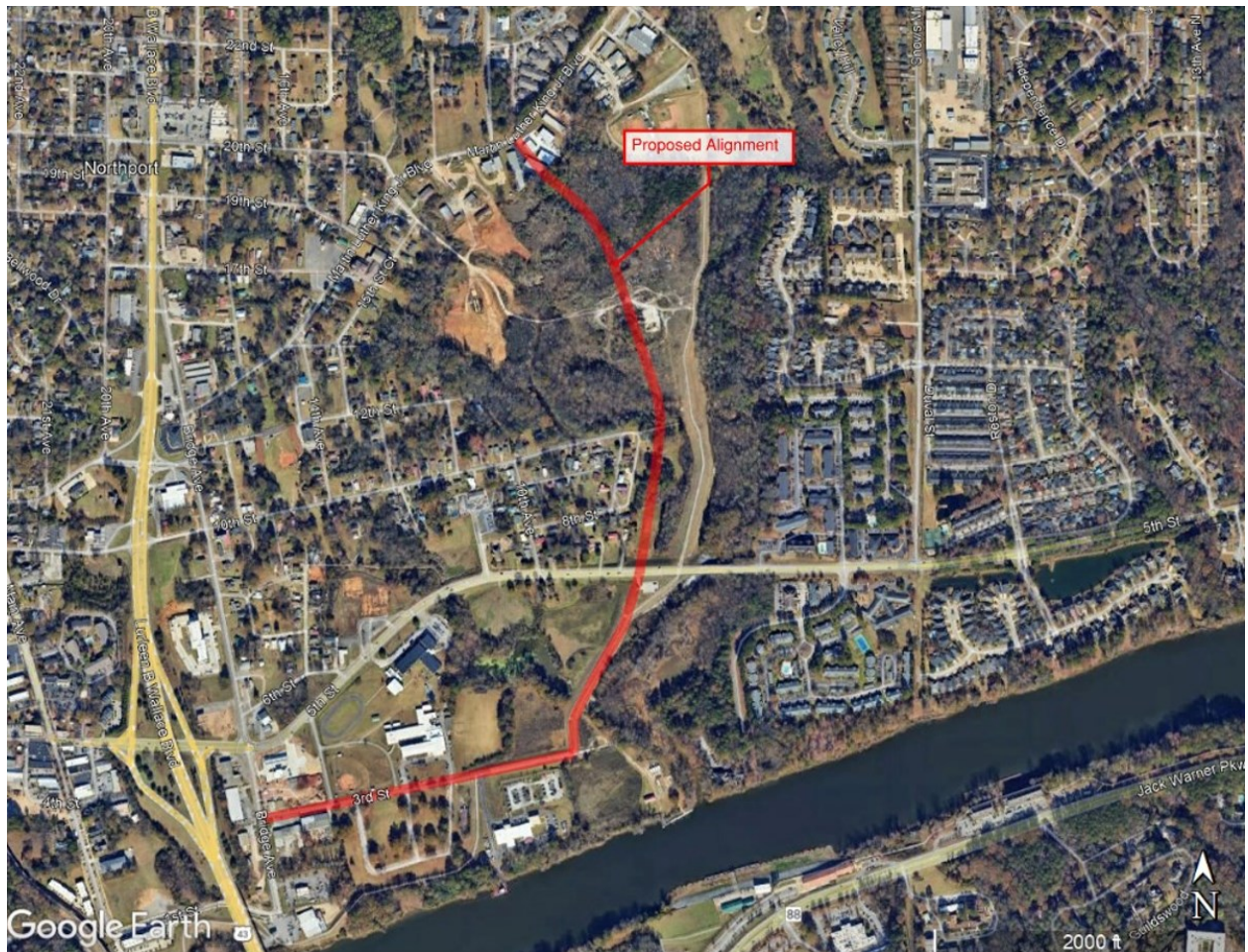
Frank E. Summers, PE
Vice President



Bradley Porter, PE
Civil Regional Leader

attachments: 2025 Hourly Rate Schedule
Corridor Map

Proposed Alignment Corridor



TTL

2025 FEE SCHEDULE

Staff Position	Rate
Project Administrator I	\$72.00 / Hour
Project Administrator II	\$80.00 / Hour
Project Administrator III	\$86.00 / Hour
Project Administrator IV	\$93.00 / Hour
Project Administrator V	\$105.00 / Hour
Project Administrator VI	\$111.00 / Hour
Project Administrator VII.....	\$120.00 / Hour
Project Administrator VIII.....	\$126.00 / Hour
Project Technician I.....	\$64.00 / Hour
Project Technician II.....	\$66.00 / Hour
Project Technician III.....	\$69.00 / Hour
Project Technician IV.....	\$74.00 / Hour
Project Technician V.....	\$81.00 / Hour
Project Technician VI.....	\$88.00 / Hour
Senior Project Technician I.....	\$96.00 / Hour
Senior Project Technician II.....	\$102.00 / Hour
Senior Project Technician III.....	\$108.00 / Hour
Senior Project Technician IV.....	\$122.00 / Hour
Senior Project Technician V.....	\$133.00 / Hour
Senior Project Technician VI.....	\$140.00 / Hour
Senior Project Technician VII.....	\$147.00 / Hour
Field Coordinator / Field Supervisor.....	\$122.00 / Hour
NACE Level I Technician.....	\$127.00 / Hour
NACE Level II Technician.....	\$142.00 / Hour
NACE Level III Technician.....	\$193.00 / Hour
NDT Steel/ASNT Level I Technician.....	\$122.00 / Hour
NDT Steel/ASNT Level II Technician.....	\$127.00 / Hour
NDT Steel/ASNT Level III Technician.....	\$193.00 / Hour
NDT Steel/AWS Certified Welding Inspector.....	\$122.00 / Hour
NDT Steel/AWS Certified Welding & ASNT Level I Inspector.....	\$127.00 / Hour
NDT Steel/AWS Certified Welding & ASNT Level II Inspector.....	\$138.00 / Hour
Metals QA/QC Manager I.....	\$189.00 / Hour
Metals QA/QC Manager II.....	\$194.00 / Hour
Metals QA/QC Manager III.....	\$200.00 / Hour
Professional Land Surveyor I.....	\$158.00 / Hour
Professional Land Surveyor II.....	\$189.00 / Hour
Professional Land Surveyor III.....	\$210.00 / Hour
Professional Land Surveyor IV.....	\$235.00 / Hour
Project Professional I.....	\$147.00 / Hour
Project Professional II.....	\$159.00 / Hour
Project Professional III.....	\$171.00 / Hour
Project Professional IV.....	\$183.00 / Hour
Project Professional V.....	\$196.00 / Hour
Project Professional VI.....	\$205.00 / Hour
Project Professional VII.....	\$220.00 / Hour
Senior Project Professional I.....	\$227.00 / Hour
Senior Project Professional II.....	\$238.00 / Hour
Senior Project Professional III.....	\$246.00 / Hour
Senior Project Professional IV.....	\$257.00 / Hour

Staff Position	Rate
Senior Project Professional V.....	\$267.00 / Hour
Senior Project Professional VI.....	\$277.00 / Hour
Senior Project Professional VII.....	\$287.00 / Hour
Project Manager I.....	\$153.00 / Hour
Project Manager II.....	\$164.00 / Hour
Project Manager III.....	\$175.00 / Hour
Project Manager IV.....	\$187.00 / Hour
Project Manager V.....	\$198.00 / Hour
Project Manager VI.....	\$210.00 / Hour
Project Manager VII.....	\$220.00 / Hour
Senior Project Manager I.....	\$230.00 / Hour
Senior Project Manager II.....	\$240.00 / Hour
Senior Project Manager III.....	\$250.00 / Hour
Senior Project Manager IV.....	\$260.00 / Hour
Senior Project Manager V.....	\$270.00 / Hour
Senior Project Manager VI.....	\$280.00 / Hour
Senior Project Manager VII.....	\$290.00 / Hour
Senior Project Manager VIII.....	\$300.00 / Hour
Senior Project Manager IX.....	\$315.00 / Hour
Principal I.....	\$285.00 / Hour
Principal II.....	\$295.00 / Hour
Principal III.....	\$305.00 / Hour
Principal IV.....	\$315.00 / Hour
Academia Consultant.....	Cost + 20%
Specialty Consultant	Cost + 20%

Printing Costs:

Copier Prints (Black and White/Color).....	\$0.17/Sheet
Plotter Prints (Black and White).....	\$0.85/Sq Ft
Plotter Prints (Color).....	\$1.50/Sq Ft
Mylar Prints.....	\$5.00/Sq Ft

Notes:

- Hourly rates for holidays, weekends, or work over 40 hours per week shall be 1.3 times the standard unit rates.
- Services provided in subsequent years to be billed at 1.05 times above rates unless new rate schedule is approved.
- Equipment, tests, vehicle mileage, meals, lodging, air travel, freight, delivery, printing, non-general overhead, etc. are not included in above personnel rates. Unless stated otherwise, such costs will be invoiced at cost plus 20%.
- A two hour minimum charge per site visit will be applied to all technician level staff positions.
- A 24-hour advance notice is requested for scheduling or canceling all personnel field services.
- Sub-Consultants billed through TTL shall be subject to an additional 15 percent administrative fee.



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

AGENDA ITEM NO. 9.b.3.

MEETING DATE: May 19, 2025

SUBJECT: Resolution Establishing the Fee for Vacating the Public Right-of-Way in the City of Northport - A Portion of 18th 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 18th Avenue for W & M, LLC. W & M, LLC has filed with the City a Declaration of Vacation of Right-Of-Way for 0.04 acres of 18th Avenue, and will be responsible for legal fees in the amount of \$550.00, advertisement cost in amount of \$576.00, and the value of the right-of-way cost in the amount of \$2,524.31. The total amount that W & M, LLC will be responsible for paying to the City is \$3,650.31.

Recommendation:

That the requested resolution be approved.

Funding Source/GL Code:

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

Motion for Consideration:

I move that the City Council authorize the fees for vacating a portion of 18th Avenue public right-of-way in the amount of \$3,650.31 for W & M, 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 W & M, 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 0.04 acres of 18th 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 0.04 acres of 18th 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 \$3,650.31.
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 19th DAY OF MAY 2025.

**CITY COUNCIL OF THE
CITY OF NORTHPORT**

Christy Bobo, Its President

ATTESTED:

Glenda D. Webb, City Administrator

Reading: May 19, 2025

Motion By:

Second By:

EXHIBIT “A”

“EXHIBIT 1”

This instrument prepared by:

Bobby Herndon

Herndon, Hicks, & Associates, Inc.

2728 Lurleen B Wallace Blvd

Northport, Alabama 35476

(205) 333-0003

SOURCES OF TITLE:

DEED BOOK 2025 PAGE 2782

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF PUBLIC RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that W & M, 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 owners desires to vacate as provided in Ala. Code §23-4-20 (1975). The vacation of said alley 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 alley located in the City of Northport, Tuscaloosa County, Alabama, to be vacated:

STATE OF ALABAMA

TUSCALOOSA COUNTY

Part of that certain alley south of Lot 51, Fleetwood Rice Subdivision as recorded in the Probate Office of Tuscaloosa County, Alabama, being more particularly described as follows, also being part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, and being more particularly described as follows:

As the Point of Beginning, start at the southeast corner of said Lot 51, being on the west right of way margin of 18th Avenue, a 25 foot wide right of way; thence run South 00 degrees, 18

minutes, 57 seconds East, along said right of way margin 18.06 feet; thence run North 85 degrees, 40 minutes, 01 seconds West, 90.04 feet; thence run North 00 degrees, 22 minutes, 13 seconds West, 18.06 feet to an iron pipe found; thence run South 85 degrees, 40 minutes, 01 seconds East, 90.05 feet to the Point of Beginning.

Said Parcel containing .04 acres, more or less.

The said alley to be vacated is within the limits of the City of Northport and assent to the vacation of said alley 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 W & M, LLC have set their hands and seals hereto this 29th day of April, 2025.

Vanessa Wells, Agent

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, _____, a Notary Public in and for said State at Large, hereby certify that Vanessa Wells, 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.

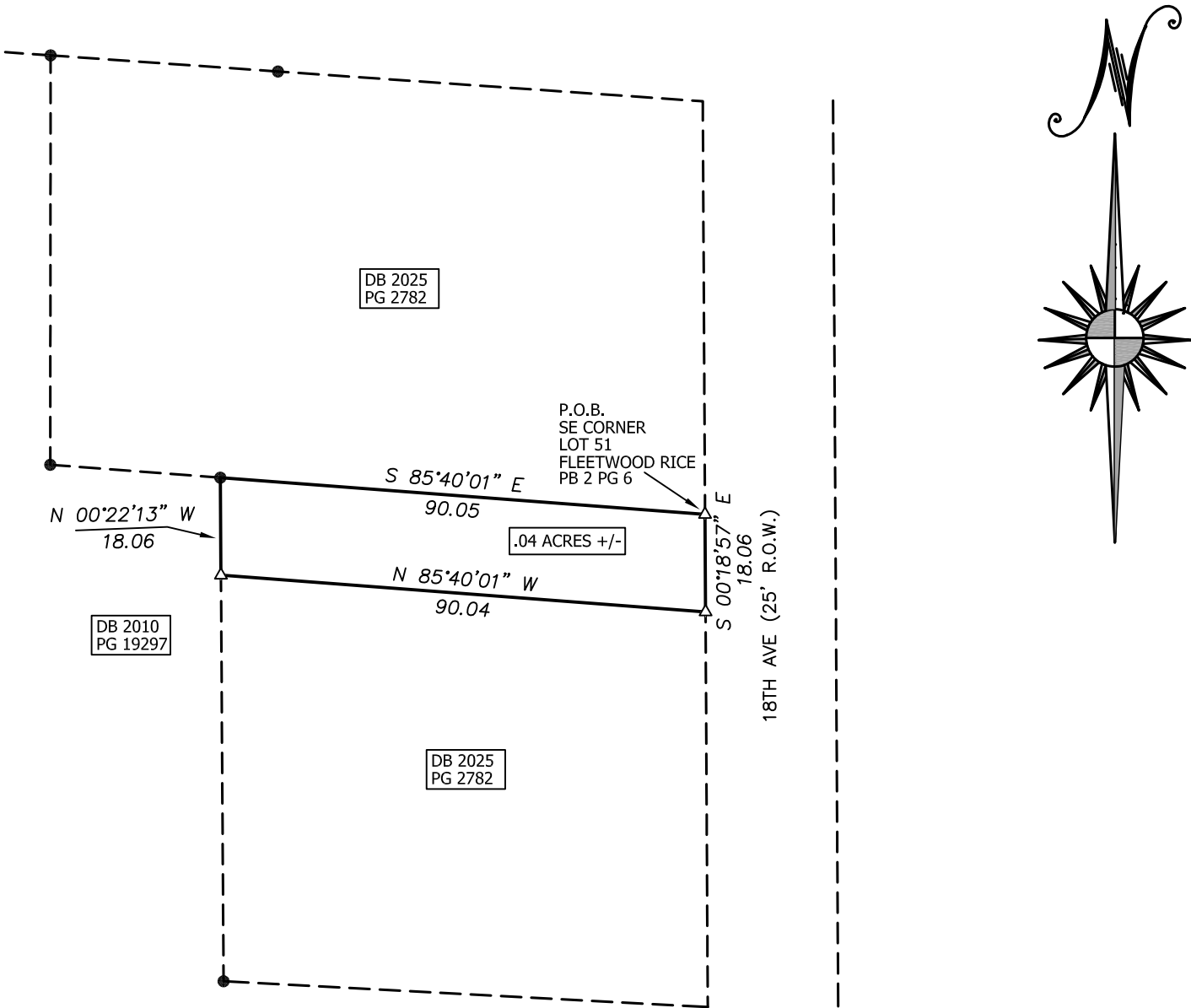
Given under my hand and official seal this the ____ day of _____, 20____.

Notary Public.

My Commission Expires:_____

SKETCH TO ACCOMPANY DESCRIPTION

PART OF THAT CERTAIN ALLEY SOUTH OF LOT 51 FLEETWOOD RICE SUBDIVISION (PLAT BOOK 2, PAGE 6)
ALSO BEING PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15 - TOWNSHIP 21 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA



LEGEND

- IRON FOUND
- △ CALCULATED POINT—NOT MONUMENTED
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT—OF—WAY



SCALE: 1" = 30'

	 HERNDON, HICKS & ASSOCIATES, INC. <i>Professional Land Surveyors</i> 2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476 Phone (205) 333-0003 mike@hhasurveyors.com	Drawn By: JRH	Field Work: 4/2025
		Scale: 1' = 30'	Surveyed By: KN
		Date: 4/22/2025	Appd. By: DRH
		Survey Type: SKETCH	Source of Information DB 2025 PG 2782
		Job No.: 2503-015	Drawing No.: 2503-015 ROW

Exhibit "A"
Vacating ROW Property Value & Fees
18th Avenue

<u>Property</u>	<u>Total Land Value</u>	<u>Area (acres)</u>	<u>\$/acre</u>
1	\$249,200.00	1.43	\$174,265.73
2	\$9,400.00	0.38	\$24,736.84
3	\$3,300.00	0.15	\$22,000.00
4	\$4,400.00	0.14	\$31,428.57

Average Adjacent Property Value (\$/acre) \$63,107.79

	<u>Area (acres)</u>	<u>Proposed Value of Property</u>
ROW to be Vacated	0.04	\$2,524.31

Fee Breakdown

ROW to be Vacated	\$2,524.31
Legal & Recording Fees	\$550.00
Advertisement Fee	\$576.00
Total of Established Fees owed	\$3,650.31

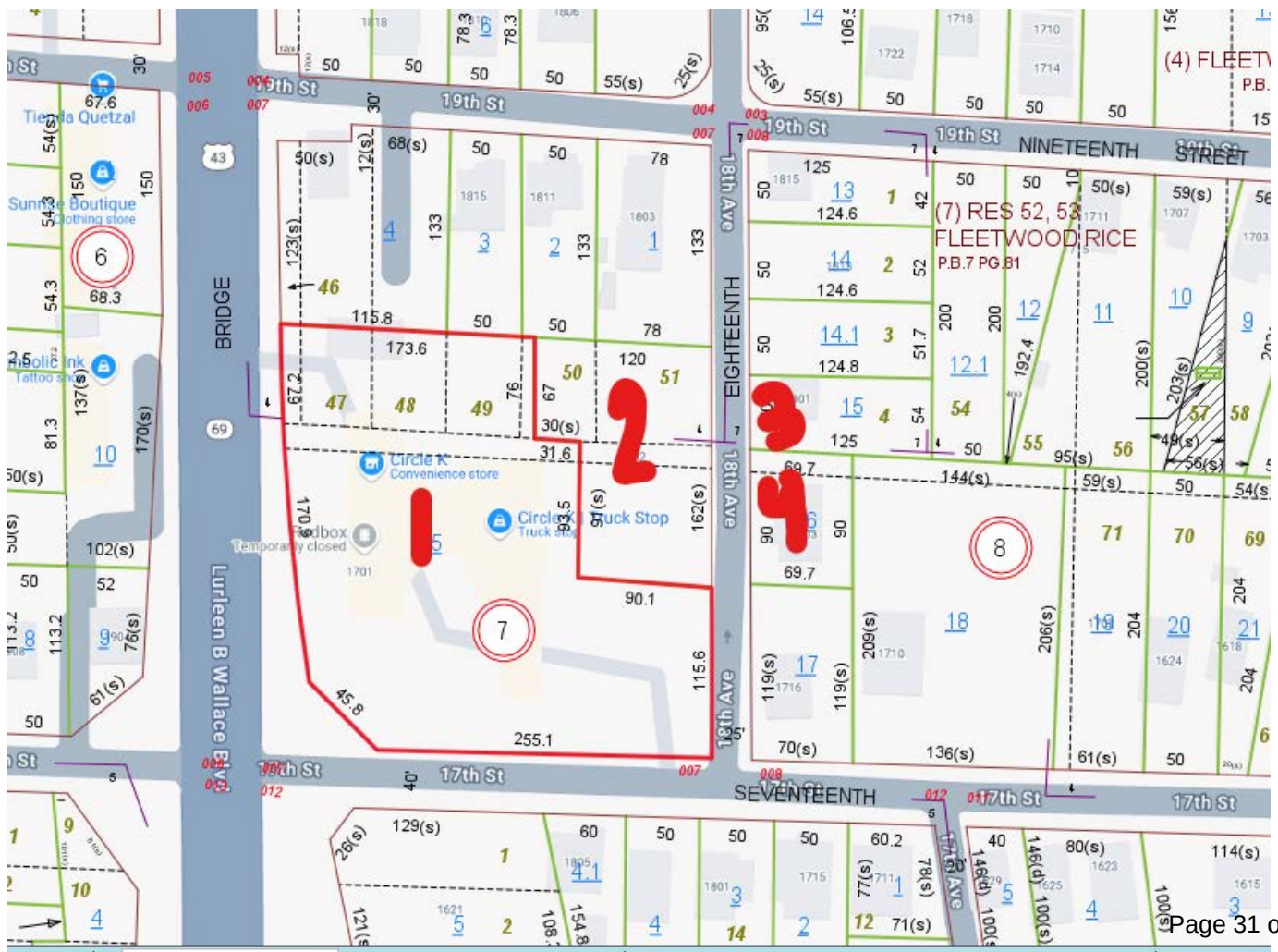


Exhibit A
Vacating ROW Property Value & Fees
18th Avenue



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

AGENDA ITEM NO. 9.b.4.

MEETING DATE: May 19, 2025

SUBJECT: Resolution Authorizing the City Administrator to Execute a Proposal from The Cassady Company Inc. for Professional Services for the Wastewater Treatment Plant Outfall Relocation 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 City Council to authorize the City Administrator to execute a proposal from The Cassady Company, Inc., for professional engineering services for the Wastewater Treatment Plant Outfall Relocation project through the Alabama Department of Environmental Management (ADEM). This proposal for the scope of work is to provide the Clean Water State Revolving Fund (CWSRF) Application and Environmental Information Document (EID) for funding, with funds from the City not to exceed \$10,000.00.

Recommendation:

That the requested resolution be approved.

Funding Source/GL Code:

GL Code No. Water/Sewer Capital Amount: \$10,000.00

Motion for Consideration:

I move that the City Council authorize the City Administrator to execute a proposal with The Cassady Company, Inc., for professional services for the Wastewater Treatment Plant Outfall Relocation project.

RESOLUTION NO. 25-

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A
PROPOSAL FROM THE CASSADY COMPANY, INC. FOR PROFESSIONAL
SERVICES FOR THE WASTEWATER TREATMENT PLANT OUTFALL
RELOCATION PROJECT**

WHEREAS, the Engineering department is requesting the City Council to authorize the City Administrator to execute a proposal with The Cassady Company, Inc. for professional engineering services for the Wastewater Treatment Plant Outfall Relocation project; and,

WHEREAS, the scope of the work is to prepare the Clean Water State Revolving Fund (CWSRF) Application and Environmental Information Document (EID) for funding the Wastewater Treatment Plant Outfall Relocation project, and for funds from the City to not exceed \$10,000.00.

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

1. To authorize the City Administrator to execute a proposal from The Cassady Company, Inc., for professional engineering services for the Wastewater Treatment Plant Outfall Relocation project, with funds to not exceed \$10,000.00.

RESOLVED AND DONE THIS 19th DAY OF MAY 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

Christy Bobo, Its President

ATTEST:

Glenda D. Webb, City Administrator

Reading: May 19, 2025

Motion: _____

Second: _____



Providing Solutions for Water, Wastewater, and Storm Water Problems

4700 Highway 69 North • Northport AL 35473

Phone (205) 330-0098 • Fax (205) 330-0099

May 6, 2025

Ms. Glenda D. Webb, City Administrator
City of Northport
3500 McFarland Boulevard
Northport, Alabama 35476

ATTN: Brad Matthews, P.E.

Re: **Professional Engineering Services**
CWSRF Application and EID
WWTP Outfall Relocation

Dear Ms. Webb:

The Cassady Company, Inc., is pleased to provide a proposal for Professional Engineering Services to prepare the Clean Water State Revolving Fund (CWSRF) Application and Environmental Information Document (EID) for funding the Wastewater Treatment Plant Outfall Relocation Project through the Alabama Department of Environmental Management (ADEM). At a minimum, tasks shall include the following:

- 1. Preparation of the EID:** Based on information and recommendations provided in the Engineering Report previously prepared by The Cassady Company and available environmental information included with or as a requirement of the Corps of Engineers (COE) permit as prepared by Krebs Engineering, Inc., prepare the EID as per the requirements set forth by ADEM. Depending on the status of the COE permit, this may require additional concurrence from the Alabama Historical Commission, Fish and Wildlife Service, and local planning agency. Costs for any subsequent environmental or endangered species studies or surveys of sites are not included in this proposal, and if needed, will require additional compensation.
- 2. Public Meeting:** Conduct a public meeting for this project after the EID has been prepared. The Public Meeting must be held after 5:00 p.m., before submission of the application to ADEM, and must be advertised at least once per week for four consecutive weeks in the newspaper that serves the project area. A hard copy of the EID will be provided to make available at City Hall for public review from the first day on which the advertisement is published until the time of the public meeting, as required by ADEM. Minutes, along with the affidavit of advertisement, will be provided to ADEM with submission of the application. Advertising costs will be the responsibility of Northport and are not included in this proposal.

Ms. Glenda D. Webb, City Administrator
City of Northport
May 6, 2025
Page Two

3. **CWSRF Application**: Prepare the CWSRF application including associated documents for Council approval, and once approved, submit it to ADEM. Documents to be submitted with the application include the following: CWSRF Application Form 339, engineering design contract, site certificate by attorney, resolution designating official representative, EPA forms and other certifications, project cost estimate information, and last three years of financial statements.

Compensation for the Scope of Work, as described herein, will be based on our hourly billing rates (2025 rates attached) with a not to exceed the amount of \$10,000.00.

We look forward to working with you on this project. Should you have any questions or concerns, please contact our office at your convenience.

Sincerely yours,

THE CASSADY COMPANY, INC.



Calvin Cassady, P.E.

JCC/ALH/kap

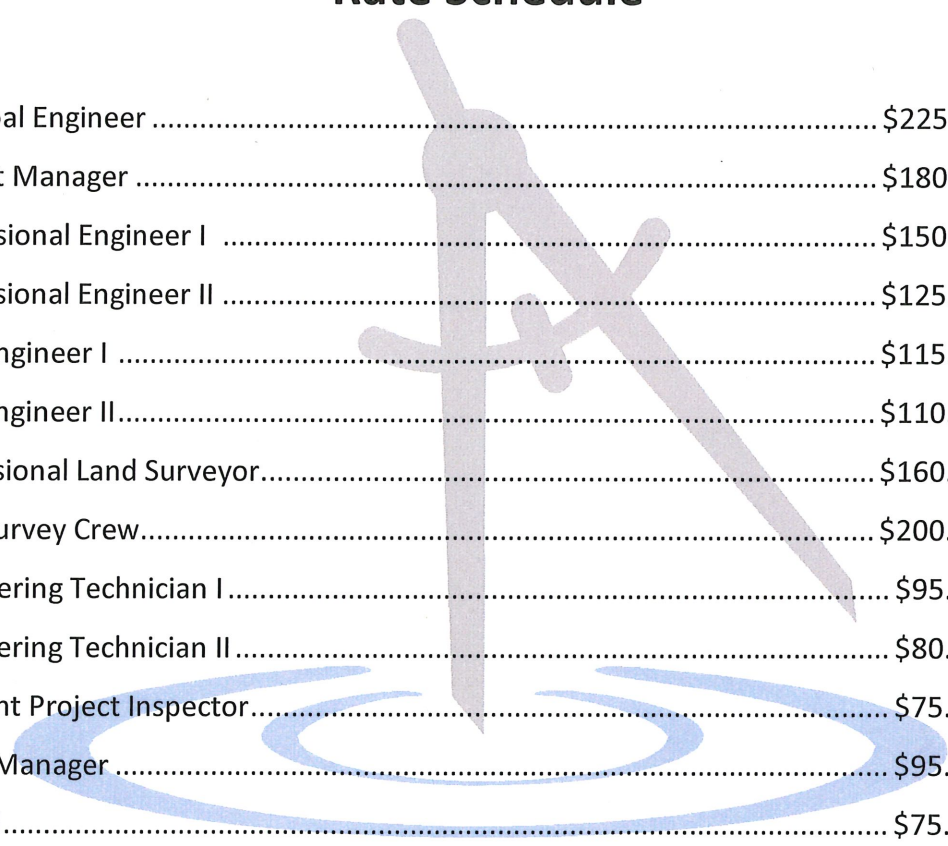
Enclosures (1): 2025 Hourly Rate Schedule

cc: File No. 25-117

THE CASSADY COMPANY, INC.

4700 Highway 69 North
Northport, Alabama 35473
Phone: (205) 330-0098
Fax: (205) 330-0099

Rate Schedule



Principal Engineer	\$225.00/hour
Project Manager	\$180.00/hour
Professional Engineer I	\$150.00/hour
Professional Engineer II	\$125.00/hour
Staff Engineer I	\$115.00/hour
Staff Engineer II.....	\$110.00/hour
Professional Land Surveyor.....	\$160.00/hour
Field Survey Crew.....	\$200.00/hour
Engineering Technician I	\$95.00/hour
Engineering Technician II	\$80.00/hour
Resident Project Inspector.....	\$75.00/hour
Office Manager	\$95.00/hour
Clerical.....	\$75.00/hour
Mileage	\$0.70/mile

Fifteen percent (15%) overhead will be added to all sub-consultant fees and miscellaneous expenses.

These rates apply through December 31, 2025.



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

AGENDA ITEM NO. 9.b.5.

MEETING DATE: May 19, 2025

SUBJECT: Resolution authorizing the City Administrator to Execute a Lease for the UCP Building

Unfinished Business:

Public Hearing:

New Business: X

First Reading:

Consent Agenda:

Second Reading:

Prepared By: Kim Braughton

Approved By: Glenda Webb

Summary:

This resolution authorizes the City Administrator to lease the UCP Building to The Bridge Builder Friendship Foundation, Inc. for the purpose of youth programs.

Recommendation:

Approve the resolution.

Funding Source/GL Code:

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

Motion for Consideration:

I move to adopt the resolution authorizing the lease of the UCP Building to The Bridge Builder Friendship Foundation, Inc.

RESOLUTION NO. 25-

**RESOLUTION AUTHORIZING LEASE OF THE UCP BUILDING TO THE BRIDGE
BUILDER FRIENDSHIP FOUNDATION, INC.**

WHEREAS, the City of Northport owns the UCP Building which is currently unoccupied; and

WHEREAS, the Bridge Builder Friendship Foundation, Inc. desires to lease the property for the delivery of youth programs; and

WHEREAS, both parties are authorized to enter such contract for public purposes.

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

1. The City Administrator is hereby authorized to execute a lease agreement with The Bridge Builder Friendship Foundation, Inc. attached as Exhibit "A" for use of the UCP Building.
2. The City Administrator is authorized to take all actions, execute all documents, and approve all expenditures required for the implementation of this resolution.
3. All Ordinances, Resolutions, or parts thereof conflicting in any manner herewith are hereby repealed.

RESOLVED AND DONE THIS 19th DAY OF MAY, 2025.

CITY COUNCIL OF THE CITY OF NORTHPORT

BY: _____
Christy Bobo, Its President

ATTEST:

Glenda D. Webb
City Administrator

Reading: May 19th, 2025
Motion By:
Second By:

EXHIBIT “A”

STATE OF ALABAMA

TUSCALOOSA COUNTY

**LEASE AGREEMENT BETWEEN THE CITY OF NORTHPORT
AND THE BRIDGE BUILDING FRIENDSHIP FOUNDATION
FOR THE UCP BUILDING
(KO-25-0043)**

This Lease Agreement made and entered into on this the 19th day of May, 2025, by and between the City of Northport, a municipal corporation (“Landlord”), and The Building Friendship Foundation Inc., a non-profit corporation (“Tenant”).

WITNESSETH THAT:

WHEREAS, Landlord is the owner of certain real property located at 1101 UCP Parkway also known as the UCP Building (the “UCP Building”); and

WHEREAS, Landlord desires to lease the UCP Building, more particularly described in Exhibit “A” (“Premises”), unto Tenant and Tenant desires to take and lease the Premises from Landlord upon the terms and conditions as hereinafter stated.

NOW, THEREFORE, in consideration of One Dollar (\$1.00), the mutual covenants contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby expressly acknowledged, the parties hereto agree as follows:

(1) **LEASE:** Landlord hereby leases and demises unto Tenant, and Tenant does hereby take and lease from Landlord, upon the terms, covenants and conditions hereinafter stated, the Premises.

(2) **PURPOSE/USE:** The Premises shall be used as a community center and other activities normally related to The Bridge Builder Friendship Foundation and for no other purpose unless the express written consent of Landlord is first obtained. Tenant shall follow all applicable laws, zoning and other applicable city regulations in the operation of this facility. Tenant shall not charge admission to the Premises or sell goods on the Premises without the prior

written consent of the City Administrator; provided however, that Tenant may request donations from the general public on the Premises if otherwise permitted by law.

(3) **TERM:** The term of this Lease Agreement shall be for a period of ten (10) years, beginning on the 19th day of May, 2025, and ending at midnight on the 19th day of May, 2035. After the end of this ten (10) year term unless terminated in writing by the Landlord or Tenant, this lease shall continue on a year-to-year basis under these same terms and conditions. Landlord shall have the right to terminate this Lease Agreement without liability at any time, both during the initial ten (10) year term or any subsequent continuation, for any reason deemed appropriate by the City Council, by providing Tenant with thirty (30) days written notice of termination. Tenant may terminate this lease without liability at any time, for any reason deemed appropriate by the Tenant, by providing Landlord with thirty (30) days written notice of termination. In the event that the Landlord terminates this lease prior to its expiration, the Tenant shall have a reasonable period of time, not to exceed thirty (30) days, to remove its personal property and its contents from the Premises.

(4) **OWNERSHIP:** The Landlord is the sole owner of the UCP Building.

(5) **RENTAL:** Tenant shall pay Landlord, without demand, at City Hall, Northport, Alabama, or at such other place as Landlord shall designate from time to time in writing, as annual rent for the Premises, the total sum of One and no/100 Dollars (\$1.00).

(6) **ASSIGNMENT:** Each and every transfer or assignment of this Lease Agreement or any interest therein and each and every subletting of the Premises, any part thereof or any interest therein shall be null and void unless the prior written consent of Landlord is obtained.

(7) **UTILITIES AND ASSESSMENTS:** Tenant shall pay any and all assessments, charges and bills for water, sewer, gas, electricity, garbage pickup, Wi-Fi/Internet, pest control, alarm monitoring, and such other utilities as may be assessed or charged against the Premises during the term of this Lease Agreement.

(8) **MAINTENANCE, REPAIRS AND UPKEEP:** Tenant shall be responsible for any necessary maintenance and repairs to the Premises including, but not limited to, routine landscaping such as grass cutting, mulching, pressure washing, tree trimming, weeding around the building, painting, repair of wood, and exterior. As well as routine maintenance for gutters, and HVAC preventative maintenance. Maintenance shall not include repair, modification, or replacement of structural and major mechanical components, including those that have reached the end of their usable life during the term of the lease, such as roof and HVAC system. Landlord and tenant agree to conduct a visual quarterly inspections to identify maintenance upkeep issues.

(9) **INSURANCE:** Tenant shall maintain general liability insurance in the amount of at least \$2,000,000 and fire insurance in the amount of at least \$250,000 with Landlord listed as additional insured for both insurance policies. Although recommended, Tenant is not required to maintain contents insurance during the term of this Lease Agreement and any renewals or extensions thereof; provided, however, that Tenant assumes all risk associated with its failing to properly insure itself against liability and to insure its property from damage or loss thereto.

(10) **WAIVER OF SUBROGATION:** Landlord shall not be liable to Tenant for any loss or damage from risks ordinarily insured against under fire insurance policies with extended-coverage endorsements, regardless of whether such losses are actually covered by valid and collectible insurance on the property at the time of any loss.

(11) **DEFECTS IN THE PREMISES:** Tenant takes possession of the property AS IS, and Landlord shall not be liable to Tenant or Tenant's agents, employees, members or invitees for any injury or damage caused by or occurring as a result of any defect on the Premises or portion thereof, or any equipment, drains, plumbing, wiring or appurtenances therein, or caused by or occurring as a result of fire, rain, wind, leaks, seepage, or any other cause. Tenant agrees to indemnify and save and hold harmless Landlord, its officials, agents, attorneys, servants, and employees, and their respective heirs, personal representatives, successors and assigns, for any such claims.

(12) **USE OF PREMISES BY LANDLORD AND GENERAL PUBLIC:** During the term of this Lease Agreement, Tenant shall make the Premises available to the Landlord for

uses consistent with a community center pursuant to a reasonable schedule agreed to between the City Administrator and Tenant. The property is to remain locked unless a responsible representative of the Tenant or Landlord is on-site.

(13) **ALTERATIONS:** Tenant shall not alter, improve, paint, or otherwise modify the premises without the prior written consent of the City Administrator.

(14) **CLEANLINESS:** Tenant shall at all times keep the Premises in a reasonably neat, orderly, and sanitary condition and shall keep the entryways, reasonably clean and free from rubbish, including, but not limited to, all interior cleaning, which includes regular cleaning of floors and restrooms, provision of janitorial supplies, and deep cleaning and sealing of floors once a year. Tenant shall not make or suffer any waste of the Premises or permit anything to be done in or upon the Premises creating a nuisance thereon.

(15) **PROHIBITED USES AND BEHAVIORS:** No alcohol or weapons are allowed on the property at any time. All activities must end, cleanup shall be concluded, and the building shall be empty and locked no later than 11:00 pm.

(16) **ABANDONMENT:** In the event Tenant discontinues use and management of the Premises for a period of time deemed by the City Council to constitute a constructive or actual abandonment by Tenant, whether voluntarily or involuntarily, before the expiration of the term or violation of any of the terms, conditions or covenants hereof, Landlord may, at its option, re-enter and take possession of the Premises and lease all or any portion of the Premises to another tenant for such term and for such use as deemed satisfactory to Landlord. Said re-letting shall not release Tenant from any liability or obligation hereunder. Landlord's determination of abandonment shall be conclusive and binding on the parties.

(17) **SURRENDER OF PREMISES:** Tenant shall, upon the expiration or prior termination of this Lease Agreement, promptly deliver upon possession of the herein Leased real property with all improvements thereon and City owned contents (excluding Tenant's personal property) in a clean and orderly state.

(18) NON-DISCRIMINATION: Tenant shall at all times abide by all federal, state, and local anti-discrimination and other applicable laws, rules, regulations, and ordinances.

(19) MISCELLANEOUS:

(a) Each party shall execute such additional instruments as may be reasonably required by counsel for the respective parties to carry out the intent of this Lease Agreement.

(b) The representations and warranties contained in and made pursuant to this Lease Agreement shall survive the execution and delivery of this Lease Agreement and the consummation of the transactions herein contemplated.

(c) In the event of any default by either party hereto as to any duty, warranty, or undertaking owed to another party, which default results in legal proceedings, the defaulting party shall pay in addition to such other sums as may be due hereunder, the legal costs of such legal proceedings, including without limitation a reasonable attorney's fee.

(d) Any number of counterparts of this Lease Agreement may be executed and each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

(e) This Lease Agreement may not be amended, modified, or altered, except by a further agreement in writing.

(f) The captions used in this Lease Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope or intent of this Lease Agreement.

(g) This Lease Agreement constitutes the entire agreement of the parties as a complete and final integration thereof. All understandings and agreements heretofore and between and among the parties are merged into this Agreement which alone fully and completely expressed their understandings. No representation or warranty made by any party which is not contained in this Lease Agreement or expressly referred to herein has been relied upon by any party on entering this Lease Agreement.

(h) In the event of an incident of default hereunder, the non-defaulting party shall promptly give the defaulting party notice of such default. Unless otherwise provided hereunder, the defaulting party shall have ten (10) days following receipt of said notice within which to cure such incident of default.

(i) All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given and delivered upon personal delivery or, if mailed, upon depositing such notice in the United States mail, with first class postage prepaid, and

If mailed to Landlord, addressed to:

City Administrator
City of Northport
P.O. Drawer 569
Northport, AL 35476

If mailed to Tenant, addressed to:

The Bridge Builder Friendship Foundation, Inc.
Attn: Gregory L. Eubanks
P.O. Box 2652
Tuscaloosa, AL 35403

Any party may change the address to which notices are to be delivered to such party by giving notice to the other party in accordance with this subparagraph.

(j) The laws of the State of Alabama shall govern the validity of this Lease Agreement, the construction of its terms, the interpretation of the rights, the duties of the parties, the enforcement of its terms and all other matters relating to this Agreement.

(k) All the terms, provisions and conditions of this Lease Agreement shall be deemed to be severable in nature. If for any reason the provisions hereof are held to be invalid or unenforceable to any extent, to the extent that such provisions are valid and enforceable, a court of competent jurisdiction shall construe and interpret this Lease Agreement to provide for maximum validity and enforceability of this Lease Agreement.

(l) The Lease Agreement shall bind the parties, their respective heirs, personal representative, successors, and assigns.

(m) Time is of the essence as to each provision of this Lease Agreement.

(n) This Lease Agreement is executed under seal by each party, so that the ten-year limitation on actions imposed by §6-2-33(1) of the Code of Alabama, (1975) as amended, is applicable to all parties.

(o) This Lease Agreement shall be construed in its entirety according to its plain meaning and shall not be construed against the party who provided or drafted it.

(p) The terms “party” and “parties” refer to the parties to this Lease Agreement, unless otherwise stated.

(q) References to paragraphs, subparagraphs and like subdivisions are references to such subdivisions of this Lease Agreement, unless otherwise stated.

(r) Terms such as “hereof”, “hereto”, “hereunder”, “herein”, and the like refer to the entire Lease Agreement and not only to the subdivision in which such terms appear.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this the day and date first above written.

CITY OF NORTHPORT
a Municipal Corporation

BY: _____
Glenda D. Webb, City Administrator

ATTEST

S E A L

BY: _____

THE BRIDGE BUILDER FRIENDSHIP FOUNDATION, Inc.
a Non-Profit Corporation

BY: _____

ITS: _____

ATTEST

S E A L

BY: _____

STATE OF ALABAMA

TUSCALOOSA COUNTY

I, the undersigned authority, a Notary Public, hereby certify that Glenda D. Webb, as City Administrator of the City of Northport, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officers with full authority, executed the same voluntarily on the day the same bears date from and as the act of said municipal corporation.

Given under my hand and official seal, this _____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF ALABAMA

TUSCALOOSA COUNTY

I, the undersigned authority, a Notary Public, hereby certify that _____, whose name as _____, of The Bridge Builder Friendship Foundation, Inc., a non-profit corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer with full authority, executed the same voluntarily on the day the same bears date from and as the act of said municipal corporation.

Given under my hand and official seal, this _____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires: _____

Exhibit “A”

City of Northport – UCP Building Property Description

The property formally known as the UCP Building, located on Lot 1 of UCP Subdivision, a plat of which is recorded in the Probate Office for Tuscaloosa County, Alabama, in Plat Book 1997, at Page 171, referenced to which is made in aid of and as a part of this description.

Parcel ID No. 63-31-05-15-2-024-033.002
1101 UCP Parkway



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

AGENDA ITEM NO. 9.c.1.
MEETING DATE: May 19, 2025
SUBJECT: Minutes, May 5, 2025

Unfinished Business:
Public Hearing:

New Business:
First Reading:

Consent Agenda: X
Second Reading:

Prepared By: Malorie Mixon

Approved By: Glenda Webb

Summary:

The attached document includes minutes from May 5, 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, May 5, 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: Councilman Wiggins, Councilman Aiken, Councilwoman Dykes and President Bobo. Also present at tonight's meeting, Mayor Hinton and City Administrator Webb. Pro Tem Washington was absent.

PRESENTATIONS

There were no presentations.

APPROVAL OF AGENDA

Motion by Councilman Wiggins, **Second** by Councilman Aiken to approve the agenda for May 5, 2025, **with the addition of item 9.b.8. resolution authorizing the City Administrator to sign a settlement agreement pertaining to the Billy Booth Litigation. Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

VISITORS TO ADDRESS COUNCIL

There was none.

UNFINISHED BUSINESS

Motion by Councilman Aiken, **Second** by Councilman Wiggins to adopt **Ordinance 2264 declaring 2025 "Back-to-School" Sales Tax Holiday.** This ordinance will 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. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously**

NEW BUSINESS

First Reading, Offered by Councilman Wiggins, **Ordinance requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road.** 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.

First Reading, Offered by President Bobo, **Ordinance dedicating the Northport Community Center, Northport Civitan Park, and the Hasson Community Center as public parks of the City of Northport.** 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.

First Reading, Offered by Councilman Wiggins, **Ordinance Amending Appendix B "Subdivisions" of the Northport Municipal Code.** 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.

First Reading, Offered by Councilwoman Dykes, **Ordinance Amending 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 Planning & Zoning Commission met on Tuesday, April 8, 2025 and gave a favorable recommendation to the City Council to amend the Zoning Ordinance.

Motion by Councilman Wiggins, **Second** by Councilman Aiken to adopt **Resolution 25-79 Reallocating Northport First Funds.** 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. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilwoman Dykes, **Second** by Councilman Aiken to adopt **Resolution 25-80 to Appoint Mrs. Tena Phifer as a regular member to the Zoning Board of Adjustments.** 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. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilwoman Dykes, **Second** by Councilman Wiggins to adopt **Resolution 25-81 Authorizing the Mayor to Execute the Updated Funding Agreement with the Alabama Department of Transportation for US-43 and Mitt Lary Road Improvements.** 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. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilwoman Dykes, **Second** by Councilman Aiken to adopt **Resolution 25-82 Authorizing the City Administrator to accept a proposal for Engineering Services from Thompson Engineering, Inc. for the HWY. 43/ HWY. 69 Connector project.** 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 Funds. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, **Second** by Councilman Aiken to adopt **Resolution 25-83 Authorizing the City Administrator to Awarded a Contract to Central Alabama Asphalt for the 2024 Resurfacing Project.** The Engineering Department held a bid opening on April 1, 2025, for the FY24 Resurfacing Project. The lowest responsible bidder is Central Alabama Asphalt. This resolution authorizes 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. **Roll call was as follows:** 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 25-84 Establishing the Fees for Vacating the Public Right-Of-Way for a portion of Bridge Avenue.** Authorizing 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 is no fiscal impact to the City. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, **Second** by Councilwoman Dykes to adopt **Resolution 25-85 Authorizing the City Administrator to Engage in Negotiations with Capacity Sports Group, LLC for River Run Park at Northport Shore.** 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. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, **Second** by Councilman Aiken to adopt **Resolution 25-86 authorizing the City Administrator to sign an agreement pertaining to the Billy Booth Litigation. Roll call was as follows:** 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 May 5, 2025, Council Meeting:

1. Minutes, April 21, 2025, Regular Meeting - Glenda Webb
2. Bill Listing - Glenda Webb
3. Purchase Requisition, 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.
4. Purchase Requisition, 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.
5. Purchase Requisition, Mail Machine, Pitney Bowes, \$11,619.51.
6. Purchase Requisition, City of Tuscaloosa in the amount of \$8,100.00 is for lease of server space and joint utilization of Spillman Public Safety System.
7. Purchase Requisition, Tuscaloosa County Commission in the amount of \$42,157.50 is for housing inmates.
8. Purchase Requisition, cost for signage at Northport's facilities from Knight Signs Industries, Inc. in the amount of \$38,109.00.

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

REPORTS OF SPECIAL COMMITTEES OF COUNCIL

There were no reports.

PUBLIC HEARINGS

- A. There were **no** Public Hearing items on the agenda for the **Engineering Department**.
- B. There was **one** Public Hearing item on the agenda for the **Legal Department**.
 1. **Second Reading**, Resolution consenting to the Vacation of a Public Street/Alley in the City of Northport - Old Union Chapel Road.
 - i. President Bobo opened the floor for item 11.b.1.
 - ii. There were no speakers.
 - iii. President Bobo closed the floor for item 11.b.1.

Motion by Councilman Wiggins, **Second** by Councilman Aiken to adopt **Resolution 25-87 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, 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. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

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

CITY ADMINISTRATOR’S BUSINESS

There was none.

DEPARTMENTAL BUSINESS

There was none.

MAYOR AND COUNCIL MEMBER’S BUSINESS

Mayor Hinton – No official business to discuss.

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

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 President Bobo, **Second** by Councilman Wiggins to **adjourn the meeting into Executive Session** to discuss **Pending Litigation**. This session should take no longer than 20 minutes. It is anticipated that the council will not take action after the Executive Session is concluded. **Roll call was as follows:** Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Council **adjourned** into **Executive Session** at **5:56 p.m.**

Council **reconvened** into **Regular Meeting** at **6:45 p.m.** with no action needed to be taken.

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

There being no further business to come before the Council, the meeting was **adjourned** at **6:49 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 19, 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 5/1/2025 - 5/12/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
MICKEY'S BACKHOE SERVICE I...	INV0028862	05/01/2025	ROW Permit Refund ROW24-...	725.00
Thompson Engineering Inc	250302426	04/25/2025	Proposal for CE&I Services for ...	6,835.33
Thompson Engineering Inc	250302441	04/25/2025	CE&I Services - Watermelon R...	1,634.50
De La Torre & Valencia LLC	INV0028888	05/02/2025	Sales Tax Refund	49.66
Annette Watters	INV0028700	04/29/2025	NPCC Security Deposit Refund...	100.00
Dyneisha Jones	INV0028701	04/29/2025	NPCC Security Deposit CHR25...	100.00
MICKEY'S BACKHOE SERVICE I...	INV0028856	05/01/2025	ROW Permit Refund ROW25-...	725.00
MICKEY'S BACKHOE SERVICE I...	INV0028864	05/01/2025	ROW Permit Refund ROW25-...	725.00
Ricky Sherrod	INV0028934	05/05/2025	Gas Permit Refund G25-0000...	24.00
MICKEY'S BACKHOE SERVICE I...	INV0028998	05/06/2025	ROW Refund Permit ROW25-...	725.00
Larenda McCollough	INV0029019	05/06/2025	NPCC Security Deposit Refund...	100.00
Robin Jarvis	INV0029020	05/06/2025	NPCC Security Deposit Refund...	100.00
Teshandria Diggins	INV0029025	05/06/2025	NPCC Security Deposit Refund...	100.00
				11,943.49

Department: 13 - Mayor & City Council

Verizon	6111750654ADMIN	05/05/2025	Acct 423469999-00001	283.73
Alabama Partnership for Child...	INV0028543	04/24/2025	ADMIN - Dist Dev Funds	500.00
Tuscaloosa County Softball Wa...	INV0028927	05/05/2025	Softball - Bobo (Redding)	500.00
Tuscaloosa County Softball Wa...	INV0028927	05/05/2025	Softball - Bobo (Shaw)	500.00
Tuscaloosa County Softball Wa...	INV0028929	05/05/2025	Softball - Dr. Hinton	500.00
Tuscaloosa County Softball Wa...	INV0029255	05/08/2025	Admin - Dist Dev Funds (PO 25...	1,000.00
Department 13 - Mayor & City Council Total:				3,283.73

Department: 15 - Administrative

Village Jewelry & Sports Inc	8315	04/28/2025	T-Shirts for 2024 Holiday Open..	3,503.50
Walmart	INV0028647	04/28/2025	Walmart- Visitor's Center	40.44
Midstates Petroleum Company	INV0028671	04/28/2025	Acct 10211 Admin	586.14
Duncan Coker P.C.	Proj 25-37 Inv 1	04/28/2025	Williamson Cemetery Fourth ...	3,150.00
Spire	INV0028589	04/25/2025	3401 Main Ave C 0420679877	331.65
Spire	INV0028587	04/25/2025	512 Main Ave 4973862222	35.89
USI Insurance Svc LLC Alabama	5491008	04/28/2025	*Endorsement Commercial Pa...	40.00
USI Insurance Svc LLC Alabama	5491075	04/28/2025	*Endorsement Commercial Pa...	177.00
Focus on Senior Citizens	MAR25	04/22/2025	Invoice-Focus 50	2,721.74
Northport Auto Supply Co. Inc.	100940759	04/25/2025	ENG #4051 - serpentine belt	45.08
Verizon	6111750654ADMIN	05/05/2025	Acct 423469999-00001	270.34
Southern Tire Mart LLC	2090091201	04/29/2025	IT #4050- Tires & TPMS Sensors	651.51
Staples Business Advantage	6030118865	04/28/2025	Toner for fax machine	35.38
Stericycle Inc.	8010585353	05/05/2025	Payer 1000280675	144.95
Comcast Cable	INV0028982	05/05/2025	2001 Park St 8396 90 014 032...	257.90
Southern Tire Mart LLC	2090091366	04/29/2025	IT #4050- tires & TPMS sensors	308.64
Southern Tire Mart LLC	2090090085	04/30/2025	IT #1833- TPMS Sensors	279.95
Regions Bank	INV0028893	05/02/2025	2016 GF SERIES - May 2025	78,866.67
Regions Bank	INV0028895	05/02/2025	2021 B WARRANTS - May 2025	48,400.29
Burnum-Hahn Exterminators I...	INV0029058	05/06/2025	Monthly Pest Control	79.00
Cintas	4229523007	05/06/2025	Payer # 14353428	52.97
Lowe's Home Centers Inc.	84126	05/06/2025	City Hall handicap door repair ...	10.43
KPS Group Inc	228006-00-29	05/07/2025	BLANKET PO - KPS Group (Co...	1,354.27
Department 15 - Administrative Total:				141,343.74

Department: 16 - Legal

Northport Gazette The	INV0028546	04/24/2025	adv ord 2260 amnd ch 22 mov...	65.25
Northport Gazette The	INV0028548	04/24/2025	adv ord 2262 franchise agree ...	85.50
Northport Gazette The	INV0028550	04/24/2025	adv ord 2261	90.90
Verizon	6111750654LEGAL	05/05/2025	Acct 423469999-00001	201.88
Amazon Capital Services	1LYF-KGFY-3T61	04/25/2025	Office Supplies & Jacket for lo...	-15.99

Expense Approval Report

Payment Dates: 5/1/2025 - 5/12/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Mary Virginia Buck	INV0028638	04/28/2025	Retainer Services - May 2025	350.00
Tuscaloosa Blueprinting & Rep...	INV-13330	04/30/2025	Business cards	112.14
Tuscaloosa News The	INV0029009	05/06/2025	Subscription Renewal	76.24
Kimberly King	INV0029022	05/06/2025	Kimberly K. Reimbursement C...	50.26
Kimberly King	INV0029022	05/06/2025	Kimberly K. Reimbursement C...	748.20
Kimberly King	INV0029022	05/06/2025	Kimberly K. Reimbursement C...	63.10
Department 16 - Legal Total:				1,827.48
Department: 17 - Municipal Court				
Midstates Petroleum Company	CM0000178	04/28/2025	Acct 10212 Court	166.82
Cira L. Woolbright	INV0028960	05/05/2025	TRANSLATOR 4/16, 4/30	80.00
Janie Lee Mangeri Smith	INV0028710	04/29/2025	Special Prosecutor 4/23 4/25	1,250.00
Paul W. Patterson II P.C.	INV0028636	04/28/2025	Judicial Services - Municipal J...	5,934.35
Krebs Law LLC	INV0028637	04/28/2025	Judicial Services - City Prosecu...	3,934.35
Catalis Court & Land Records L...	INV308349640	05/01/2025	Monthly Court Software	6,696.41
Department 17 - Municipal Court Total:				18,061.93
Department: 22 - Information Technology				
Comcast Cable	238907109	05/05/2025	Acct 931094268	15,258.74
Comcast Cable	INV0028581	04/25/2025	3500 McFarland Blvd OFC 839...	468.91
Xerox Corporation	188934	05/05/2025	Recut of check 37350 INV 666...	1,964.81
Comcast Cable	INV0028780	04/30/2025	5410 Hwy 69N 8396 90 014 0...	243.85
Verizon	6111750654IT	05/05/2025	Acct 423469999-00001	210.66
Comcast Cable	INV0028953	05/05/2025	5410 Hwy 69N 8396 90 014 0...	219.63
Hazem Tashkandi	INV0028634	04/28/2025	IT - Employee Reimbursement...	362.00
Comcast Cable	INV0029028	05/06/2025	3500 McFarland Blvd 8396 90 ...	22.18
Dell Marketing LP	10812314343	04/29/2025	OptiPlex Micro FF Plus 7020	2,716.08
iSupport Software	250043	05/01/2025	IT - Maintenance iSupport Re...	1,050.00
EZDA Solutions LLC	CINV-061	04/28/2025	IT - Computer Training License...	2,697.00
Xerox Corporation	IN3382629GF	05/05/2025	Per Copy Charges 3/29-4/28/...	695.46
AllStar Service Pros. LLC	10260	04/30/2025	Capital Project - IT - Security P...	2,059.00
Amazon Capital Services	1VMT-MPYR-LFTK	05/01/2025	IT - 10 ft Printer Cable	15.98
Peerless Network	74585	05/01/2025	CITYOFNO4051	429.57
New Horizons Communication...	C134318	05/02/2025	Account CORP-779914	135.08
Spectrum Business	INV0029193	05/07/2025	4900 Mitt Lary Rd 8314 10 234..	169.94
Department 22 - Information Technology Total:				28,718.89
Department: 25 - Finance				
Staples Business Advantage	6030118864	04/28/2025	Thermal Paper Rolls	27.79
Staples Business Advantage	6030118864	04/28/2025	Printer Cartridges	360.60
Amazon Capital Services	1VHX-1VDV-94C7	05/02/2025	FIN - Office Supplies	113.42
Department 25 - Finance Total:				501.81
Department: 26 - Human Resources				
Municipal Workers Compensat...	INV0028583	04/25/2025	Final Audit Billing	52,575.20
Department 26 - Human Resources Total:				52,575.20
Department: 28 - Planning & Inspections				
Logo Station	2021	04/29/2025	Chad Haynie ZBA - Shirt Logo	10.00
Verizon	6111750654PZ	05/05/2025	Acct 423469999-00001	445.52
Northport Gazette The	INV0028631	04/28/2025	Zoning Ordinance Advertising	165.00
Northport Gazette The	INV0029037	05/06/2025	PZC Agenda Ad - 5.13.25	180.00
Northport Gazette The	INV0029039	05/06/2025	University Beach Legal Ad & Q...	165.00
Northport Gazette The	INV0029041	05/06/2025	Zoning Ordinance Advertising	165.00
Northport Gazette The	INV0029043	05/06/2025	Zoning Ordinance Advertising	165.00
Northport Gazette The	INV0029051	05/06/2025	ZBA Agenda Ad - 5.15.25	105.30
Amazon Capital Services	1C3Q-NQ7Q-JNXX	05/07/2025	Amazon Order - PZBI Office S...	18.48
Department 28 - Planning & Inspections Total:				1,419.30
Department: 32 - Engineering				
Thompson Engineering Inc	250302427	04/25/2025	MLK Roadway - CE&I	58,094.51
Thompson Engineering Inc	250302441	04/25/2025	CE&I Services - Watermelon R...	408.63
Fieldturf USA Inc	Northport River Run Park SB F...	05/05/2025	River Run Park Turf	2,248,174.47
Walmart	INV0028795	04/30/2025	Laminator Paper & Storage Bin	23.85

Expense Approval Report

Payment Dates: 5/1/2025 - 5/12/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Northport Auto Supply Co. Inc.	100934972	05/06/2025	Inspector F-150 Parts - Strobes	20.29
Alabama Ladder Co Inc	110910	04/30/2025	Strobe Lights - Inspector F-150	1,016.00
Logo Station	2002	04/30/2025	Chris Ferrante Uniform Shirts	49.00
Verizon	6111750654ENG	05/05/2025	Acct 423469999-00001	563.80
Lowe's Home Centers Inc.	94424	05/06/2025	Lowes - Tarps	232.69
Fieldturf USA Inc	Northport Rive rRun Park SB F...	04/30/2025	River Run Park Turf	352,123.11
Amazon Capital Services	13CM-XY1V-9NL3	05/07/2025	Step and Repeat Augar Ancho...	19.50

Department 32 - Engineering Total: 2,660,725.85

Department: 33 - Police

Bambarger Wrecker Service In...	23-12972	05/06/2025	Towing Fee - 11.30.23 - raptor ..	200.00
Bambarger Wrecker Service In...	23-12973	05/06/2025	Towing Fee - 11.28.23 - raptor ..	200.00
Alabama Dept of Workforce	E119879	05/05/2025	Elevator Certificate of Operati...	75.00
Municipal & Commercial Unif...	422075	05/05/2025	AGENDA 3.3.25 - PD Uniforms	385.00
Midstates Petroleum Company	INV0028681	04/28/2025	Acct 10208 Police	13,780.38
Alabama Law Enforcement Ag...	ALEA25001907	05/05/2025	L.E.T.S services	4,560.00
Galls LLC	030976647	04/30/2025	BLANKET - Galls	96.48
Galls LLC	031000847	05/05/2025	BLANKET - Galls	22.55
Walmart	INV0028873	05/01/2025	TVs and mounts for conferenc...	854.74
Walmart	INV0028871	05/01/2025	Candy for the Easter Communi...	88.03
City of Tuscaloosa	9535	05/06/2025	Agenda 5.05.25 - Spillman Lea...	8,100.00
Wagner's Team Sports	3124800	05/05/2025	Team Shirts	198.00
APOSTC Law Enforcement Ac...	LEA-2794	05/05/2025	Anderson - Academy Shirts	60.00
VC3 INC.	VC3-198721	05/01/2025	Desktop Basic Software Subscr...	150.00
Spire	INV0028586	04/25/2025	3000 Charlie Shirley Rd 21140...	33.02
CDW Government LLC	AD7VQ9S	04/28/2025	AGENDA 3.3.25 - VPN Softwar...	1,185.00
Tuscaloosa County Commission	0621	05/06/2025	AGENDA 5.5.25 - Housing of Pr...	42,157.50
Northport Auto Supply Co. Inc.	100938790	04/29/2025	PD #452 - blower motor & resi...	120.77
Northport Auto Supply Co. Inc.	100940163	05/05/2025	Preventive Maintenance - as ...	18.80
Northport Auto Supply Co. Inc.	100940179	05/05/2025	Preventive Maintenance - as ...	3.76
Amazon Capital Services	14RX-DNVY-991Y	04/29/2025	stickers and slap bracelets for ...	109.89
Northport Auto Supply Co. Inc.	100938720	05/05/2025	PD #426 - parts for top end re...	491.63
Northport Auto Supply Co. Inc.	100940642	05/05/2025	Preventive Maintenance - as ...	70.60
Verizon	6111750654PD	05/05/2025	Acct 423469999-00001	200.05
AllStar Service Pros. LLC	10248	05/05/2025	Installation of 2 TVs to include...	1,566.00
Municipal & Commercial Unif...	422888	04/30/2025	Polos for Dispatch	160.00
Municipal & Commercial Unif...	422889	04/30/2025	Uniform Jackets	1,344.66
State of Alabama	INV0028622	04/28/2025	Tower Lease - May 2025	500.00
Spire	INV0028933	05/05/2025	3721 26th Ave 1177523333	25.12
Northport Auto Supply Co. Inc.	100940851	05/05/2025	PD #439 - new thermostat	18.52
Northport Auto Supply Co. Inc.	100941005	05/05/2025	Preventive Maintenance - as ...	251.19
Northport Auto Supply Co. Inc.	100941686	05/05/2025	PD #453 - cooling system parts	65.63
Pro-Vision LLC	SMX-24457	05/05/2025	SMX-24457	3,250.00
Burnum-Hahn Exterminators I...	INV0028743	04/29/2025	Annual Termite Inspection - PD	568.00

Department 33 - Police Total: 80,910.32

Department: 35 - Fire

Fleetpride Inc.	124098712	04/24/2025	FD Engine #6- quick release br...	17.09
Sunbelt Fire Inc.	00024553	05/05/2025	FD T22- lights, gauge, & magn...	516.17
Midstates Petroleum Company	INV0028673	04/28/2025	Acct 10209 Fire	3,022.10
Spire	INV0028552	04/24/2025	12301 Mitt Lary rd 786355555	115.28
NAFECO	1342325	04/28/2025	Navy blue polos	691.50
NAFECO	1342361	04/28/2025	Duty Boots - B. Peffer	194.00
Northport Auto Supply Co. Inc.	100940707	05/06/2025	FD Engine #3 - fuel retainer	7.59
NAFECO	1342522	04/28/2025	Badges and Collar Insignia	1,045.00
Lowe's Home Centers Inc.	73616	04/29/2025	FD Station #3- supplies to repl...	102.69
NAFECO	1343472	05/05/2025	Dress pants	56.55
NAFECO	1343472	05/05/2025	Nameplate	18.00
NAFECO	1343472	05/05/2025	Duty boots	97.00
Amazon Capital Services	1N7Y-H3JP-YTMP	04/28/2025	Towels - St. 4	93.41
MED Alliance Group Inc	312265	05/06/2025	Eleguard Covers	110.25
MED Alliance Group Inc	312265	05/06/2025	Eleguard Covers - shipping	23.72

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
MED Alliance Group Inc	312265	05/06/2025	Eleguard Covers	110.25
Sequel Electrical Supply	930285114	04/29/2025	Fire Station #3-LED bulbs & so...	517.92
Alabama Fire College	9716	04/28/2025	Fire and Emergency Services I...	300.00
Global Fire Sprinklers LLC	25202	05/05/2025	BLANKET- Insp, Recharge, Val...	90.50
Walmart	INV0028706	04/29/2025	Ant Granules - St. 2	17.92
Spire	INV0028931	05/05/2025	5410Hwy 69N 843944444	373.82
Spire	INV0028932	05/05/2025	1101 MLK 5305862222	59.91
DCH Regional Medical Center	INV0029026	05/06/2025	Drug box refill	100.00
DCH Regional Medical Center	INV0029026	05/06/2025	Drug box refill	89.19
One Source Office Products LLC	OE-QT-7325-1	04/29/2025	Station 1	252.09
One Source Office Products LLC	OE-QT-7325-1	04/29/2025	Station 2	283.08
One Source Office Products LLC	OE-QT-7325-1	04/29/2025	Station 3	536.42
One Source Office Products LLC	OE-QT-7325-1	04/29/2025	Station 4	120.78
One Source Office Products LLC	OE-QT-7325-2	04/29/2025	Station 4	134.50
Wagner's Team Sports	31336	05/01/2025	Shipping	24.55
Wagner's Team Sports	31336	05/01/2025	Hats	1,050.00
Sunbelt Fire Inc.	00025786	05/02/2025	MSA G1 Facemask	1,770.00
Amazon Capital Services	1G9V-4WGT-NWD3	05/02/2025	Paper Shredder - St. 2	178.98
Amazon Capital Services	1QLC-C7XK-M66D	05/01/2025	Water filter - St. 2 admin kitch...	95.80
Burnum-Hahn Exterminators I...	INV0028684	04/29/2025	Annual Termite Inspection - Fi...	393.00
Walmart	INV0028867	05/01/2025	Weed Killer for St. 3	49.78
Walmart	INV0028869	05/01/2025	Weed and Feed for St. 3	86.88
Tuskaloosa Lawn Equipment L...	277944	05/05/2025	Edger for St. 3	419.99
Alabama Fire College	9728	05/02/2025	Paramedic P3 - Mason Sessoms	1,900.00
Amazon Capital Services	1D44-J7FP-69Q6	05/06/2025	Grease and WD40 for Trucks	156.72
Amazon Capital Services	1L6J-MF43-43MM	05/06/2025	Grease and WD40 for Trucks	69.72
John Caleb Bigham	INV0029031	05/06/2025	*AGENDA* Employee Reimbu...	159.00
Department 35 - Fire Total:				15,451.15

Department: 37 - Public Works

Alabama Ladder Co Inc	110219	05/05/2025	PW #2655 & #4213 - strobe li...	1,892.00
American Fence Co.	9300819	05/01/2025	Construction- replace damage...	227.21
Glass Doctor	2-126088	04/30/2025	PW #5783 -windshield replac...	429.24
Midstates Petroleum Company	INV0028672	04/28/2025	Acct 10210 Public Works	15,379.70
ScentAir Holdings Inc	IUS000206461	04/30/2025	PW air purification - installati...	229.00
ScentAir Holdings Inc	IUS000206461b	04/30/2025	COUNCIL APPROVED (12/16/2...	957.90
TRUCKWORX HOLDING CO INC	1130193875	04/24/2025	PW #5783- batteries	111.62
TRUCKWORX HOLDING CO INC	1130193876.C	04/24/2025	PW #5783- batteries	22.57
TRUCKWORX HOLDING CO INC	1130193908.C	04/24/2025	PW #5783- batteries	-22.57
Yellowhammer Tent & Event ...	0000440	04/29/2025	Special Events- PW Day tent r...	2,226.00
Northport Auto Supply Co. Inc.	100936740	05/06/2025	PW #6714- lock nut wrench	30.25
Office Depot	419499796001	04/28/2025	PW Office Equipment- dry era...	197.99
Refuse Supply	K9007	05/05/2025	PW #4188 - garbage tipper	3,745.54
Tuskaloosa Lawn Equipment L...	275745	05/05/2025	PW #840- ignition coil	32.78
Ervin's Workwear & Boots	INV-7473	05/06/2025	COUNCIL APPROVED (1/6/25) -...	149.99
ScentAir Holdings Inc	IUS000211137	04/30/2025	COUNCIL APPROVED (12/16/2...	467.50
TRUCKWORX HOLDING CO INC	1130194278.C	04/21/2025	PW# 6714- rear axle assembly	562.50
Helm LLC	INVH50291	04/24/2025	PW Shop- Ford OEM Training	3,350.00
Uline Inc.	191769834	05/01/2025	Event supplies - cord covers fo...	424.23
Spire	INV0028588	04/25/2025	1781 Harper Rd 7173423333	473.63
Northport Auto Supply Co. Inc.	100940024	05/05/2025	PW Train - battery	125.93
TRUCKWORX HOLDING CO INC	1130194864	04/24/2025	PW #5783- batteries	223.24
TRUCKWORX HOLDING CO INC	1130194881	04/24/2025	CREDIT BATTERY-STARTING G...	-111.62
Amazon Capital Services	16HP-HWQG-9TPC	04/22/2025	Special Events - Construction ...	42.99
Amazon Capital Services	1NRH-HQFV-1NXW	04/22/2025	Special Events - Trash PW Day...	165.97
Amazon Capital Services	1YGK-JX7R-3HHL	04/22/2025	Beautification supplies - ant ba...	205.39
ScentAir Holdings Inc	CRUS00015595	04/30/2025	Credit PO 25-1242	-150.40
TRUCKWORX HOLDING CO INC	1130194979	05/05/2025	PW #6714 - rear axle repair pa...	378.18
TRUCKWORX HOLDING CO INC	1130195039	04/25/2025	PW #4188- carncase breathe...	219.40
Tuskaloosa Lawn Equipment L...	276869	04/24/2025	ROW Equipment - weed eaters..	4,504.90
Verizon	6111750654PW	05/05/2025	Acct 423469999-00001	949.72

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Lowe's Home Centers Inc.	96295	05/06/2025	Janitorial Supplies- carpet extr...	279.75
Lowe's Home Centers Inc.	96295	05/06/2025	Janitorial Supplies- carpet extr...	279.75
Lowe's Home Centers Inc.	96836	04/24/2025	Aux Supplies-materials for inv...	673.26
Lowe's Home Centers Inc.	97499	04/24/2025	Special Events- as needed sup...	9.48
Lowe's Home Centers Inc.	98284a	04/29/2025	PW Shop- tow straps for grab...	814.03
Lowe's Home Centers Inc.	98284a	04/29/2025	PW Shop- tow straps for grab...	949.71
Tuscaloosa Farmers Cooperati...	1590524	04/24/2025	Beautification supplies - weed...	263.88
Amazon Capital Services	1Y7Q-416F-1MQ9	04/24/2025	Special Events - Shop PW Day ...	500.32
Tuskaloosa Lawn Equipment L...	276967	05/05/2025	PW #884 - unloader valve	94.42
Lowe's Home Centers Inc.	70291	04/25/2025	PW #320D- hinges for door re...	54.66
Lowe's Home Centers Inc.	70542	04/25/2025	Aux Supplies-materials for inv...	35.00
Lowe's Home Centers Inc.	70555	04/25/2025	Special Events- as needed sup...	28.49
Coker Water Authority	INV0028669	04/28/2025	Acct 101617	238.65
Thompson Tractor Co. Inc	SPI01646014	04/25/2025	PW #184 - parts for cooling sy...	143.24
Staples Business Advantage	6030118863	04/28/2025	PW Office Supplies- Tabloid p...	34.23
Staples Business Advantage	6030118866	04/28/2025	PW Office Supplies- Tabloid p...	89.26
Lowe's Home Centers Inc.	73580	04/29/2025	Maintenance- silicone for PW ...	20.86
Lowe's Home Centers Inc.	73595	04/29/2025	Maintenance- nail punch set	9.01
Lowe's Home Centers Inc.	73603	04/29/2025	Maintenance- materials for P...	59.08
Amazon Capital Services	1C7N-7DCD-KV3H	04/28/2025	Special Events - Traffic PW Day..	74.34
O'Reilly Auto Parts	5279-486730	04/28/2025	PW #0424 - upper radiator ho...	82.25
TRUCKWORX HOLDING CO INC	1130194476	05/05/2025	PW #2370- hood, hinges, grill	2,815.48
TRUCKWORX HOLDING CO INC	1130195192	05/05/2025	PW #1053 - belt tensioner	67.44
Tuscaloosa Farmers Cooperati...	1590880	04/29/2025	Beautification supplies - fertili...	179.50
Amazon Capital Services	1PF9-LQG3-3WYX	04/29/2025	Janitorial Supplies- 13gal trash ..	45.39
Amazon Capital Services	1R3D-X4F7-13J6	04/28/2025	Special Events - ROW PW Day ...	187.03
Amazon Capital Services	1Y4Q-1JYQ-4H93	04/29/2025	Special Events - ROW PW Day ...	45.99
Harbor Freight Tools	59967a1b	04/28/2025	Shop Supplies- utility carts to t...	519.96
Super Sports Sporting Goods L...	7332	04/29/2025	PW Uniforms- Beautification S...	186.00
Lowe's Home Centers Inc.	86972	04/29/2025	Beautification- hand tools	219.81
TRUCKWORX HOLDING CO INC	1130194559	05/05/2025	PW #4189- driver's side lower ...	190.98
TRUCKWORX HOLDING CO INC	1130195331	05/05/2025	PW #2370- hood, hinges, grill	560.56
TRUCKWORX HOLDING CO INC	1130195349	05/05/2025	PW #6115 - fuel system parts	2,861.66
TRUCKWORX HOLDING CO INC	1130195501	05/05/2025	PW #7755 - engine air filter	123.20
Central Paper Company Inc.	385955	05/01/2025	PD Janitorial Supplies - as nee...	241.03
Central Paper Company Inc.	385956	05/01/2025	CH Janitorial Supplies - as nee...	140.49
Central Paper Company Inc.	385957	05/01/2025	UT-WTP Janitorial Supplies - as..	127.35
Central Paper Company Inc.	385958	05/01/2025	PW Janitorial Supplies - as ne...	100.23
Central Paper Company Inc.	385959	05/01/2025	UT-WW Janitorial Supplies - as...	46.51
Central Paper Company Inc.	385960	05/01/2025	UT-UTL Janitorial Supplies - as...	29.33
Cintas	4228800463	05/06/2025	Payer # 14385499	26.83
Brown's Greenhouse's Inc.	591	04/29/2025	Beautification - flowers to pla...	492.00
Lowe's Home Centers Inc.	70496	04/30/2025	Aux Supplies-materials for inv...	230.13
Lowe's Home Centers Inc.	89387a	05/07/2025	Traffic - requested supplies, e...	114.72
Lowe's Home Centers Inc.	89387a	05/07/2025	Traffic - requested supplies, e...	94.47
Lowe's Home Centers Inc.	89387a	05/07/2025	Traffic - requested supplies, e...	113.49
Lowe's Home Centers Inc.	89387a	05/07/2025	Traffic - requested supplies, e...	114.10
Lowe's Home Centers Inc.	90314	04/30/2025	Aux Supplies-materials for inv...	105.00
Lowe's Home Centers Inc.	INV0028703	04/29/2025	PO 25-2507 credit/cancellation	-1,763.74
Ingram Equipment Company L...	P10992	04/29/2025	PW #1798- hydraulic lines	400.41
TRUCKWORX HOLDING CO INC	1130195494	05/05/2025	PW #6714 - toe bar cross link	316.12
Amazon Capital Services	14RM-1Y9Y-9DG1	04/30/2025	Construction supplies - 14 inch..	113.38
Amazon Capital Services	14RM-1Y9Y-9LYL	05/01/2025	Special Events - PW Day prizes	650.96
Amazon Capital Services	1FXK-FGP7-9CCL	05/01/2025	Beautification- hand pruners	185.40
Amazon Capital Services	1NVK-Y11N-7TFT	04/30/2025	Special Events - Traffic PW Day..	27.99
Lowe's Home Centers Inc.	92780	04/30/2025	Construction Hand Tools- spa...	175.65
Lowe's Home Centers Inc.	92852	04/30/2025	po 25-2585 CREDIT	-42.73
Industrial Coatings and Servic...	INV0028850	05/01/2025	PW Sign- powder coating	600.00
One Source Office Products LLC	OE-QT-7338-1	05/05/2025	Janitorial Supplies- can liners	219.92
Northport Auto Supply Co. Inc.	100942490	05/05/2025	PW Trailer Maintenance (blan...	196.44

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Northport Auto Supply Co. Inc.	100943148	05/05/2025	PW #800a, #800c, #800h - bat...	156.15
Ferguson Enterprises LLC	1587280	05/06/2025	Construction Supplies- tracer ...	354.00
J & J Telephone Inc.	73413GK	05/06/2025	PW- resolve audio issues, ext. ...	202.50
Lowe's Home Centers Inc.	77842	05/01/2025	Traffic - requested supplies, e...	24.70
Lowe's Home Centers Inc.	77842	05/01/2025	Traffic - requested supplies, e...	20.34
Lowe's Home Centers Inc.	77842	05/01/2025	Traffic - requested supplies, e...	24.44
Lowe's Home Centers Inc.	77842	05/01/2025	Traffic - requested supplies, e...	24.57
Lowe's Home Centers Inc.	99578	05/01/2025	Traffic - requested supplies, e...	29.18
Lowe's Home Centers Inc.	99578	05/01/2025	Traffic - requested supplies, e...	24.03
Lowe's Home Centers Inc.	99578	05/01/2025	Traffic - requested supplies, e...	28.86
Lowe's Home Centers Inc.	99578	05/01/2025	Traffic - requested supplies, e...	29.02
Ervin's Workwear & Boots	INV-7597	05/05/2025	COUNCIL APPROVED (1/6/25) -..	143.96
Ferguson Enterprises LLC	1588033	05/06/2025	Construction Supplies- hay mat	182.50
Central Paper Company Inc.	386419	05/06/2025	UT-UTL Janitorial Supplies - as...	55.41
Amazon Capital Services	1V7Y-W6PM-VRXP	05/05/2025	PW Office Supplies- batteries, ...	301.44
Amazon Capital Services	1V7Y-W6PM-VRXP	05/05/2025	PW Office Supplies- batteries, ...	9.49
Ervin's Workwear & Boots	220000134155	05/05/2025	Credit PO 25-1218	-71.98
McFarland Ace Hardware	5534/2	05/05/2025	PW Construction - propane for..	23.21
Brown's Greenhouse's Inc.	596	05/06/2025	Beautification - flowers to pla...	55.00
Lowe's Home Centers Inc.	18649	05/07/2025	Credit PO 25-2535	-39.70
Tuskaloosa Lawn Equipment L...	278348	05/06/2025	PW supplies - 2 cycle oil (stock)	51.79
Tuskaloosa Lawn Equipment L...	278348	05/06/2025	PW supplies - 2 cycle oil (stock)	25.90
Tuskaloosa Lawn Equipment L...	278348	05/06/2025	PW supplies - 2 cycle oil (stock)	94.95
Cintas	4229528746	05/06/2025	Payer # 14385499	26.83
Lowe's Home Centers Inc.	85890	05/07/2025	Special Events - Trash PW Day...	253.37
Lowe's Home Centers Inc.	85898	05/07/2025	Aux Supplies-materials for inv...	14.23
McFarland Ace Hardware	5548/2	05/07/2025	PW Maintenance - key duplica...	6.82
Department 37 - Public Works Total:				55,283.94

Department: 39 - Utilities

Municipal Workers Compensat..	INV0028582	04/25/2025	Final Audit Billing	13,143.80
Mission Communications LLC	2002705	05/06/2025	AGENDA (5/5/25) - Annual Ser...	9,811.80
Tuscaloosa Scale Co. Inc.	29690	04/28/2025	Scale Testing and Calibration a...	395.00
Morrow Water Technologies I...	3038664	02/12/2025	Fame for RAS-3 Pump at WW...	4,092.00
Columbus Paper & Chemical	853542	05/06/2025	Red Hot	1,050.00
Spire	INV0028584	04/25/2025	7645 Hwy 69N 0429460782	15.62
Business Supply & Printing	6372	04/28/2025	Meter Deposit Refund Checks	637.50
Midstates Petroleum Company	INV0028674	04/28/2025	Acct 10207 WW	6,029.05
Apex Civil Construction LLC	Proj 24-127 Inv 1	05/02/2025	Council Approved - Chesterto...	72,171.66
Verizon	370000074396	04/28/2025	UT - GPS	518.60
Cintas	4226584798	05/06/2025	Payer # 14385434	54.77
Cintas	4226584844	05/06/2025	Payer # 14385564	124.72
DSL Electric Inc.	DSL6219925	04/28/2025	Power Pole Repair at Frank La...	2,572.55
Hach	14455234	04/28/2025	Blanket for Lab Chemicals for...	1,557.03
Cintas	4227318239	05/06/2025	Payer # 14385564	25.91
Cintas	4227318326	05/06/2025	Payer # 14385434	25.00
Cintas	4227645676	04/25/2025	PAYER # 14385521	25.88
Southern Ionics Incorporated	722792	04/24/2025	Council Approved - Aluminum...	4,797.31
Plaza Golf Cart Sales Inc	7720	04/21/2025	Golf Cart #795 Generator Ass...	576.55
Spire	INV0028585	04/25/2025	1000 Harpercreek Dr 3698223...	15.62
Comcast Cable	INV0028670	04/28/2025	3521 3rd St s 8396 90 014 021...	387.14
Spectrum Business	138295201042125	04/30/2025	11405 Lary Lake Rd 138295201	100.00
Comcast Cable	INV0028894	05/02/2025	3950 3rd St S 8396 90 014 01...	341.49
Cintas	4228066997	05/06/2025	Payer # 14385564	28.42
Zeta Solutions LLC	2814	04/25/2025	Council Approved - Polymer fo...	3,772.00
Verizon	6111750654UT	05/05/2025	Acct 423469999-00001	1,094.95
TRUCKWORX HOLDING CO INC	1130195122.C	05/05/2025	Troybuilt Mower Battery	10.26
Pace Analytical LLC	2535664349	04/25/2025	AGENDA (10/7/24) Blanket - L...	1,369.00
Cintas	4228371204	04/25/2025	PAYER # 14385521	25.88
Lowe's Home Centers Inc.	70191	04/25/2025	Blanket - Misc. Supplies for Col..	54.99
Logan Bolton	INV0028568	04/25/2025	Fuel Reimbursement	57.26

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Staples Business Advantage	6030118867	04/28/2025	Wireless Mouse	19.99
Staples Business Advantage	6030118867	04/28/2025	Paint Pens	31.19
Staples Business Advantage	6030118872	04/28/2025	Office Supplies for Billing Office	391.08
Adam Holloway	INV0028608	04/28/2025	Reimbursement for WTP Insp...	119.87
Ander's Hardware Co. Inc.	N1273274	04/28/2025	Blanket - Misc. Supplies & Too...	8.99
Ferguson Enterprises LLC	1585849	04/30/2025	Blue Marking Paint	324.00
Ferguson Enterprises LLC	1585849	04/30/2025	White Marking Paint	54.00
Ferguson Enterprises LLC	1585849	04/30/2025	Green Marking Paint	54.00
Ferguson Enterprises LLC	1587053	04/30/2025	1" Brass Tee	57.00
Power and Rubber Supply	3483998	05/05/2025	Blanket - Misc. Supplies for ...	73.73
Power and Rubber Supply	3483999	05/05/2025	Blanket - Misc. Supplies for ...	4.26
Consolidated Pipe & Supply C...	AL0943519	04/30/2025	3/4" Comp x 3/4" Swivel Curbs...	2,030.00
Northport Auto Supply Co. Inc.	100940327	05/05/2025	Meter Truck #5415 Brakes	189.85
Cintas	4228800448	05/06/2025	Payer # 14385434	73.79
Cintas	4228800473	05/06/2025	Payer # 14385564	28.42
Lowe's Home Centers Inc.	89702	04/30/2025	2 Gallon Gas Jug	18.98
Xerox Corporation	IN3382629UT	05/05/2025	Per Copy Charges 3/29-4/28/...	10.66
Xerox Corporation	IN3382629UT	05/05/2025	Per Copy Charges 3/29-4/28/...	114.78
Xerox Corporation	IN3382629UT	05/05/2025	Per Copy Charges 3/29-4/28/...	2.18
USA BlueBook	INV00695027	04/30/2025	Lab Supplies for WWTP	918.12
Ander's Hardware Co. Inc.	N1273628	04/30/2025	Blanket - Misc. Supplies & Too...	15.96
Ander's Hardware Co. Inc.	N1273677	04/30/2025	Blanket - Misc. Supplies for W...	87.87
Black Warrior Solid Waste	20250430-0246-10051	05/06/2025	Landfill Disposal at WWTP	1,147.84
Pace Analytical LLC	2535665318	04/30/2025	AGENDA (10/7/24) Blanket - L...	1,561.20
Winfield Tool & Equipment Re...	552984-0001	04/30/2025	Jackhammer Rental	79.13
Consolidated Pipe & Supply C...	AL0943554	05/01/2025	5 1/4" x 1" Valve Box Risers	112.32
Consolidated Pipe & Supply C...	AL0943554	05/01/2025	2" Valve Box Risers	102.96
Consolidated Pipe & Supply C...	AL0943554	05/01/2025	3" Valve Box Risers	93.60
Cassady Company Inc The	Proj 20-135 Inv 44	05/05/2025	Hwy 82 PS - Cassady TOD#2	19,667.75
Cassady Company Inc The	Proj 23-101 Inv 2	05/06/2025	Council Approved - Eng Service..	17,776.03
Cassady Company Inc The	Proj 24-114 Inv 2	05/05/2025	North Lake Pump St. Sewer St...	9,267.50
Cassady Company Inc The	Proj 25-104 Inv 1	05/05/2025	Prof. Eng. Services - Vineyards...	3,060.00
Cassady Company Inc The	Proj 25-105 Inv 1	05/05/2025	Prof. Eng. Services - 9th St Se...	6,110.00
Cassady Company Inc The	Proj 25-106 Inv 1	05/05/2025	Prof. Eng. Services - Resource ...	6,220.00
Cassady Company Inc The	Proj 25-107 Inv 1	05/05/2025	Prof. Eng. Services - Hightown...	2,700.00
Cintas	4229115395	05/05/2025	Payer # 14385521	25.88
Verizon	603000068736	05/02/2025	UT - GPS	518.60
Burnum-Hahn Exterminators I...	INV0029033	05/06/2025	Annual Termite Inspection at...	280.00
Lowe's Home Centers Inc.	99498	05/02/2025	Blanket - Misc. Supplies for Col..	17.49
Regions Bank	INV0028892	05/02/2025	2021 A WARRANTS - May 2025	146,320.67
Regions Bank	INV0028896	05/02/2025	2016 WS SERIES - May 2025	24,187.50
Regions Bank	INV0028897	05/02/2025	2021 A WARRANTS - May 2025	16,446.00
Ferguson Enterprises LLC	1585030	05/06/2025	3/4" x 2" Brass Nipples	75.40
Ferguson Enterprises LLC	1585030	05/06/2025	2" x 2" Curbstops	595.96
Ferguson Enterprises LLC	1588636	05/06/2025	6" Plug for Line in front of Dry...	122.53
Southern Pipe & Supply	802197-00	05/06/2025	Cutter Wheel for Copper Cutt...	14.04
Southern Pipe & Supply	802197-00	05/06/2025	2" x 10" Brass Nipples	352.00
Southern Pipe & Supply	802197-00	05/06/2025	3/4" x 4" Brass Nipples	88.00
Southern Pipe & Supply	802197-00	05/06/2025	14" x 125 Multi Purpose Blades	264.24
Lowe's Home Centers Inc.	80526a	05/06/2025	WWTP & Pump Building Roof ...	14.23
Burnum-Hahn Exterminators I...	INV0029056	05/06/2025	Monthly Pest Control	44.00
Ander's Hardware Co. Inc.	N1274375	05/06/2025	Blanket - Misc. Supplies & Too...	19.98
Eco-Tech Inc.	250995	05/06/2025	6" Valve for Sludge Holding T...	1,293.00

Department 39 - Utilities Total: 388,088.33

Department: 41 - Outside Agency Funding

Tuscaloosa Metro Animal Shel...	INV0028624	04/28/2025	Animal Control Contract - May...	18,721.79
Department 41 - Outside Agency Funding Total:				18,721.79

Expense Approval Report

Payment Dates: 5/1/2025 - 5/12/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Department: 43 - Incentives				
Alabama Donuts LLC	INV0029024	05/06/2025	Economic Incentive Payment ...	1,629.24
Department 43 - Incentives Total:				1,629.24
Department: 45 - 2019 Additional Sales Tax				
Kimley-Horn and Associates In...	014520007-0325	04/30/2025	ADA Transition Plan Phase III	4,040.00
Ready Mix USA LLC	9451718289	04/24/2025	Concrete Slab for Tiger Park Fi...	1,422.65
Todd Shirley Grading Inc.	6084	04/28/2025	Construction Supplies- fill dirt ...	1,974.00
Northport Gazette The	INV0028627	04/28/2025	1203 EJ James Jr. Parkway - C...	143.55
Northport Gazette The	INV0028629	04/28/2025	1204 10th Street - Condemnat...	285.30
Rosen Harwood P.A.	25-533	05/02/2025	Title Search - 2801 17th Street	450.00
Ready Mix USA LLC	9451752599	05/05/2025	Concrete for Tiger Park Fitness..	1,422.65
National Fitness Campaign	INV-1874	04/28/2025	Fitness Court - Tiger Park	120,000.00
Harris Lawn & Ground Mainte...	INV747	04/28/2025	Harris Lawn Demo - 5118 Azal...	2,200.00
Northport Gazette The	INV0029045	05/06/2025	Mayfield - 1203 EJ James Jr. P...	143.55
Northport Gazette The	INV0029047	05/06/2025	Tierce&Morse - 1204 10th St -...	142.65
Northport Gazette The	INV0029049	05/06/2025	Tierce&Morse - 1204 10th St -...	142.65
Regions Bank	INV0028891	05/02/2025	2023 GF SERIES - May 2025	231,700.63
Infomedia Inc	389067	05/05/2025	Website Development - Econ....	10,900.00
Department 45 - 2019 Additional Sales Tax Total:				374,967.63
Department: 46 - Parks & Recreation				
Central Paper Company Inc.	385954	05/01/2025	NPCC Janitorial Supplies	176.42
SNAP Sports Tourism Consulti...	308	04/28/2025	SNAP Monthly Consulting Fee	3,200.00
Duncan Coker P.C.	Proj 25-92 Inv 1	05/05/2025	NPCC Survey	4,950.00
Department 46 - Parks & Recreation Total:				8,326.42
Grand Total:				3,863,780.24

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	3,427,600.06
12 - COURT CORRECTIONS FUND	42,157.50
22 - MUNICIPAL COURT JUDICIAL ADMIN FUND	5,934.35
50 - WATER & SEWER FUND	371,642.33
51 - WATER & SEWER DEVELOPMENT FEES FUND	16,446.00
Grand Total:	3,863,780.24

Account Summary

Account Number	Account Name	Payment Amount
01-10152	Accounts Receivable-AL...	8,469.83
01-13-100-50245	Development Funds - M...	500.00
01-13-101-50245	Development Funds - Dis...	1,500.00
01-13-104-50245	Development Funds - Dis...	1,000.00
01-13-110-50312	Cell Phones	283.73
01-15-000-50105	Office Supplies	35.38
01-15-000-50175	Sundry Expense	185.39
01-15-000-50210	Professional Services	5,871.74
01-15-000-50250	Community Events	3,503.50
01-15-000-50312	Cell Phones	270.34
01-15-000-50350	Insurance - General Fund	217.00
01-15-000-50357	Janitorial Contracts - City...	52.97
01-15-000-50359	Fuel & Oil	586.14
01-15-000-50366	Maintenance & Repair - ...	1,285.18
01-15-000-50383	Repair - Facilities	10.43
01-15-000-50561	Pest Control	79.00
01-15-000-50570	Northport Community C...	257.90
01-15-000-50590	Utilities - Other	367.54
01-15-600-70008	Series 2016 Warrants	78,866.67
01-15-600-70010	Series 2021 B Warrants	48,400.29
01-15-600-80001	Infrastructure	1,354.27
01-16-000-50101	Subscriptions	76.24
01-16-000-50104	Printing & Duplication	112.14
01-16-000-50105	Office Supplies	-15.99
01-16-000-50112	Advertising	241.65
01-16-000-50247	Outsourced Legal Servic...	350.00
01-16-000-50312	Cell Phones	201.88
01-16-000-50420	Travel	50.26
01-16-000-50421	Lodging	748.20
01-16-000-50422	Meals	63.10
01-17-000-50127	Software - License & Ma...	6,696.41
01-17-000-50223	Translator Expenses	80.00
01-17-000-50359	Fuel & Oil	166.82
01-17-000-50373	Judicial Services - Court ...	5,184.35
01-20010	Bond Liabilities	2,900.00
01-21007	Security Deposits	500.00
01-22-000-50106	Office Equipment	2,660.27
01-22-000-50108	Equipment - Computers...	2,732.06
01-22-000-50111	Software - License & Ma...	1,050.00
01-22-000-50312	Cell Phones	210.66
01-22-000-50348	Utilities - Internet	16,947.90
01-22-000-50400	Training	3,059.00
01-22-600-80000	Equipment	2,059.00
01-25-000-50105	Office Supplies	501.81
01-26-000-50320	Worker's Comp Insuranc...	52,575.20
01-28-000-50105	Office Supplies	18.48
01-28-000-50112	Advertising - Admin	660.00
01-28-000-50312	Cell Phones	445.52

Account Summary

Account Number	Account Name	Payment Amount
01-28-116-50112	Advertising - Planning C...	180.00
01-28-117-50112	Advertising - ZBA	105.30
01-28-117-50175	Sundry Expense - ZBA	10.00
01-32-000-50105	Office Supplies	23.85
01-32-000-50175	Sundry Expense	252.19
01-32-000-50283	Uniforms	49.00
01-32-000-50312	Cell Phones	563.80
01-32-600-80000	Equipment	1,036.29
01-32-600-81003	MPO - Watermelon Road	408.63
01-32-600-81007	MLK Improvements	58,094.51
01-32-600-82002	Sports Complex Kentuck	2,600,297.58
01-33-000-50107	Office Furniture	854.74
01-33-000-50111	Software - License & Ma...	12,685.00
01-33-000-50218	A.C.J.I.C. Computer - L.E....	4,560.00
01-33-000-50281	Non-Uniform Clothing	418.00
01-33-000-50283	Uniforms	1,848.69
01-33-000-50312	Cell Phones	200.05
01-33-000-50355	Communication System -...	500.00
01-33-000-50359	Fuel & Oil	13,780.38
01-33-000-50363	Maintenance Contracts -...	75.00
01-33-000-50367	Maintenance & Repair - ...	1,440.90
01-33-000-50382	Repair - Public Safety C...	1,566.00
01-33-000-50398	Community Services	197.92
01-33-000-50522	Utilities - Natural Gas	58.14
01-33-000-50562	Pest Control	568.00
01-35-210-50106	Office Equipment	178.98
01-35-210-50283	Uniforms	2,016.60
01-35-210-50288	Uniform Accessories	1,160.00
01-35-210-50359	Fuel & Oil	3,022.10
01-35-210-50364	Lawn Care Supplies	574.57
01-35-210-50377	Supplies & Equipment - ...	226.44
01-35-210-50402	Training - Departmental	2,359.00
01-35-210-50410	Maintenance & Repair - ...	631.35
01-35-210-50426	SCBA	1,770.00
01-35-210-50520	Utilities - Natural Gas	549.01
01-35-210-50560	Pest Control	393.00
01-35-211-50434	Janitorial Supplies - Stati...	252.09
01-35-212-50279	Living Quarters Supplies -..	95.80
01-35-212-50434	Janitorial Supplies - Stati...	283.08
01-35-213-50360	Maintenance - Station 3	517.92
01-35-213-50380	Repairs - Station 3	102.69
01-35-213-50434	Janitorial Supplies - Stati...	536.42
01-35-214-50279	Living Quarters Supplies -..	93.41
01-35-214-50434	Janitorial Supplies - Stati...	255.28
01-35-215-50227	Equipment - Engine 1	110.25
01-35-216-50227	Equipment - Engine 2	133.97
01-35-221-50242	Medical Supplies - Engin...	100.00
01-35-223-50242	Medical Supplies - Rescue	89.19
01-37-310-50105	Office Supplies	424.93
01-37-310-50261	Uniform Shirts, Pants, &...	257.98
01-37-310-50265	Boots	149.99
01-37-310-50277	Janitorial Supplies	100.23
01-37-310-50303	Cleaning/Janitorial Suppl...	303.99
01-37-310-50305	Contract Services	1,557.66
01-37-310-50312	Cell Phones	949.72
01-37-310-50337	Cleaning/Janitorial Suppl...	520.78
01-37-310-50356	Cleaning/Janitorial Suppl...	420.24
01-37-310-50359	Fuel & Oil	15,379.70

Account Summary

Account Number	Account Name	Payment Amount
01-37-310-50400	Training	3,350.00
01-37-310-50451	Solid Waste Authority C...	238.65
01-37-310-50473	Auxiliary Services Suppli...	1,057.62
01-37-310-50510	Utilities - Telephone	202.50
01-37-310-50520	Utilities - Natural Gas	473.63
01-37-311-50221	Hand Tools - Beautificati...	405.21
01-37-311-50234	Supplies - Beautification	1,247.56
01-37-311-50387	Supplies - Community Ev...	4,763.09
01-37-312-50221	Hand Tools - Construction	132.92
01-37-312-50234	Supplies - Construction	926.20
01-37-313-50234	Supplies - Garbage	219.92
01-37-314-50221	Hand Tools - Maintenanc...	9.01
01-37-315-50227	Equipment - Rights of W...	4,504.90
01-37-315-50234	Supplies - Rights of Way	94.95
01-37-316-50221	Hand Tools - Shop	30.25
01-37-316-50234	Supplies - Shop	519.96
01-37-318-50360	Maintenance - Public W...	6.82
01-37-318-50380	Repairs - Public Works B...	79.94
01-37-320-50360	Maintenance - Garbage ...	1,156.63
01-37-320-50380	Repairs - Garbage Trucks	4,336.93
01-37-321-50380	Repairs - Heavy Equipm...	143.24
01-37-323-50360	Maintenance - Trash Tru...	-814.03
01-37-323-50380	Repairs - Trash Trucks	7,561.94
01-37-324-50360	Maintenance - Light Duty..	223.24
01-37-324-50380	Repairs - Light Duty Vehi...	2,403.49
01-37-325-50360	Maintenance - Trailers &...	196.44
01-37-325-50380	Repairs - Trailers & Servi...	54.66
01-37-326-50360	Maintenance - Mowers ...	156.15
01-37-326-50380	Repairs - Mowers & Light..	127.20
01-37-328-50221	Hand Tools - Traffic	168.60
01-37-328-50227	Equipment - Traffic	138.84
01-37-328-50234	Supplies - Traffic	127.09
01-37-328-50238	Personal Safety Supplies ...	167.69
01-37-600-80006	Public Works Building R...	807.48
01-40001	City Sales Taxes	49.66
01-40003	Building Permits	24.00
01-41-000-50803	Metro Animal Shelter	18,721.79
01-43-000-60904	Alabama Donuts, LLC	1,629.24
01-45-000-54007	Series 2023 Warrants	231,700.63
01-45-000-54101	Nuisance Abatement	3,507.70
01-45-000-54300	Responsible	4,040.00
01-45-000-54312	Strategic Communication	10,900.00
01-45-000-54400	Economic & Community ...	124,819.30
01-46-000-50210	Professional Services	3,200.00
01-46-000-50570	Northport Community C...	5,126.42
12-33-000-50233	Metro Jail Expenses	42,157.50
22-17-000-50373	Judicial Services	5,934.35
50-39-510-50012	Worker's Comp Insurance	13,143.80
50-39-510-50106	Office Equipment	10.66
50-39-510-50261	Contract Shirts and Pants	438.67
50-39-510-50312	Cell Phones	1,094.95
50-39-510-50359	Fuel & Oil	6,029.05
50-39-510-50376	Service Contracts	1,037.20
50-39-510-50396	Repairs - Vehicles	766.40
50-39-510-50420	Travel	57.26
50-39-510-50461	Repairs - Light Duty Equi...	10.26
50-39-510-50520	Utilities - Natural Gas	31.24
50-39-510-50550	Pest Control	44.00

Account Summary

Account Number	Account Name	Payment Amount
50-39-510-50590	Utilities - Other	828.63
50-39-511-50104	Printing & Duplication	637.50
50-39-511-50105	Office Supplies	391.08
50-39-511-50106	Office Equipment	114.78
50-39-512-50106	Office Equipment	2.18
50-39-512-50300	Chemicals	4,797.31
50-39-512-50313	Laboratory Supplies	1,557.03
50-39-512-50336	Repairs	2,572.55
50-39-512-50360	Maintenance	602.74
50-39-512-50454	Testing & Professional S...	2,930.20
50-39-513-50105	Office Supplies	19.99
50-39-513-50300	Chemicals	3,772.00
50-39-513-50313	Laboratory Supplies	918.12
50-39-513-50323	Sludge Disposal	1,147.84
50-39-513-50336	Repairs	4,106.23
50-39-513-50360	Maintenance	1,818.45
50-39-514-50430	Equipment Rental	79.13
50-39-514-50431	Construction & Repair S...	3,785.52
50-39-514-50473	Inventory Supplies	428.17
50-39-515-50300	Chemicals	1,050.00
50-39-515-50389	Maintenance - Collectio...	9,811.80
50-39-515-50473	Inventory Supplies	126.48
50-39-600-70008	Series 2016 Warrants	24,187.50
50-39-600-70010	Series 2021 A Warrants	146,320.67
50-39-600-80001	Infrastructure	9,267.50
50-39-600-80007	Emergency Projects	72,171.66
50-39-600-81409	Hightown Water Tank	2,700.00
50-39-600-81507	Vineyards Pump Station ...	3,060.00
50-39-600-81508	PS#2 Gravity Main/New...	19,667.75
50-39-600-81517	9th Street Sewer Replac...	6,110.00
50-39-600-81518	Resource Lane Sewer Re...	6,220.00
50-39-600-81702	Utility Relocation - Hwy ...	17,776.03
51-39-600-70010	Series 2021 A Warrants	16,446.00
Grand Total:		3,863,780.24

Project Account Summary

Project Account Key	Payment Amount
None	3,863,780.24
Grand Total:	3,863,780.24



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

AGENDA ITEM NO. 9.c.3.

MEETING DATE: May 19, 2025

SUBJECT: Purchase Requisition, Employee Reimbursement John Caleb Bigham for National Registry test fee, \$159.00

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Cody Kornegay

Approved By: Chief Bart Marshall

Summary:

This is a Purchase Order request for an employee reimbursement to reimburse John Caleb Bigham for the fee of \$159.00 to take the National Registry test. The test was taken for John to obtain his AEMT (Advanced EMT) license.

Recommendation:

Approve this PO Request for an employee reimbursement for John Caleb Bigham in the amount of \$159.00 to take the National Registry test

Funding Source/GL Code:

GL Code No. 01-35-210-50402 Amount: \$159.00

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$159.00.

5:22

LTE

[Back](#)

Your order 1455357: P...

please check your order status by clicking [here](#).

Thank you!
National Registry

																															
Invoice																															
Invoice Number 1455357	Order Date 4/29/2025 4:23:26 PM																														
Company National Registry of Emergency Medical Technicians 6610 Busch Blvd Columbus, OH 43229	Customer John Bigam 590 Old Towne Rd Gordo 35466 USA, Alabama																														
Payment Option Credit / Debit Card (Secured By Authorize.net) XXXX1658																															
<table border="1"> <thead> <tr> <th>Product</th> <th>Unit price</th> <th>Qty</th> <th>Discount</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>AEMT Initial Application Fee</td> <td>\$159.00</td> <td>1</td> <td>\$0.00</td> <td>\$159.00</td> </tr> <tr> <td colspan="4">Subtotal</td> <td>\$159.00</td> </tr> <tr> <td colspan="4">Shipping</td> <td>\$0.00</td> </tr> <tr> <td colspan="4">Tax</td> <td>\$0.00</td> </tr> <tr> <td colspan="4">TOTAL (incl. tax):</td> <td>\$159.00</td> </tr> </tbody> </table>	Product	Unit price	Qty	Discount	Total	AEMT Initial Application Fee	\$159.00	1	\$0.00	\$159.00	Subtotal				\$159.00	Shipping				\$0.00	Tax				\$0.00	TOTAL (incl. tax):				\$159.00	
Product	Unit price	Qty	Discount	Total																											
AEMT Initial Application Fee	\$159.00	1	\$0.00	\$159.00																											
Subtotal				\$159.00																											
Shipping				\$0.00																											
Tax				\$0.00																											
TOTAL (incl. tax):				\$159.00																											
Tax Summary No taxes applied.																															





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

AGENDA ITEM NO. 9.c.4.

MEETING DATE: May 19, 2025

SUBJECT: Purchase Requisition, CivicPlus, Annual Domain Hosting, .GOV, & Management, \$9,372.15

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Malorie Mixon

Approved By: Glenda Webb

Summary:

Annual Renewal with CivicPlus for SSL Management, DNS & Domain Hosting, and DNS Hosting for .GOV.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 01-15-000-50210 Amount: \$9,372.15

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$9,372.15 to CivicPlus.



Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#334577

6/6/2025

RECEIVED

By Stacey Beynon at 11:39 am, May 01, 2025

Bill To

Stacey Beynon
City of Northport
PO Box 569
Northport AL 35476

TOTAL DUE

\$9,372.15

Due Date: 7/6/2025

Terms	Customer	Approving Authority
Net 30	City of Northport, AL	

Qty	Item	Start Date	End Date
1	SSL Management - CP Provided Only 1 per domain (Annually Renewals): http://northportmunicipalcourt.org	6/6/2025	6/5/2026
1	SSL Management - CP Provided Only 1 per domain (Annually Renewals)	6/6/2025	6/5/2026
1	Premium Department Header Annual Fee: Municipal Court	6/6/2025	6/5/2026
1	Annual - Municipal Websites Central	6/6/2025	6/5/2026
1	Hosting & Security Annual Fee	6/6/2025	6/5/2026
1	DNS and Domain Hosting Annual Fee (http://northportmunicipalcourt.org)	6/6/2025	6/5/2026
1	SSL Management - CP Provided Only 1 per domain (Annually Renewals): http://cityofnorthport.net	6/6/2025	6/5/2026
1	DNS and Domain Hosting Annual Fee (http://cityofnorthport.net)	6/6/2025	6/5/2026
1	DNS Hosting Annual Fee: https://www.cityofnorthport.org	6/6/2025	6/5/2026
1	48 month Redesign Premium Annual	6/6/2025	6/5/2026
1	DNS Hosting for .GOV Annual Fee: https://www.cityofnorthport.org/	6/6/2025	6/5/2026

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021



Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#334577

6/6/2025

Total	\$9,372.15
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Due	\$9,372.15
------------	-------------------

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021



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

AGENDA ITEM NO. 9.c.5.

MEETING DATE: May 19, 2025

**SUBJECT: Purchase Requisition, CivicPlus, Annual Agenda & Meeting Management,
\$9,052.05**

Unfinished Business:

Public Hearing:

New Business:

First Reading:

Consent Agenda: X

Second Reading:

Prepared By: Malorie Mixon

Approved By: Glenda Webb

Summary:

Agenda and Meeting Management Annual Fee to CivicPlus in the amount of \$9,052.05.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 01.15-000-50210 Amount: \$9,052.05

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$9,052.05 to CivicPlus.



Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

RECEIVED

By Stacey Beynon at 11:41 am, May 01, 2025

#334586

6/24/2025

Bill To

Stacey Beynon
City of Northport
PO Box 569
Northport AL 35476

TOTAL DUE

\$9,052.05

Due Date: 7/24/2025

Terms		Customer	Approving Authority	
Net 30		City of Northport, AL		
Qty	Item	Start Date	End Date	
1	Agenda and Meeting Management Annual Fee - Agenda and Minutes Management	6/24/2025	6/23/2026	
1	Agenda and Meeting Management Live Meeting Manager Annual Fee - Live Meeting, Electronic Voting, Display Pages	6/24/2025	6/23/2026	
		Total	\$9,052.05	
		Due	\$9,052.05	

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021



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

AGENDA ITEM NO. 9.c.6.

MEETING DATE: May 19, 2025

SUBJECT: Purchase Requisition, CivicPlus, Gov User Licenses for Citizen Relationship Management, \$33,959.67

Unfinished Business:

Public Hearing:

New Business:

First Reading:

Consent Agenda: X

Second Reading:

Prepared By: Malorie Mixon

Approved By: Glenda Webb

Summary:

Unlimited gov user licenses for citizen relationship management with service request and work order management and a multi-channel communications inbox to CivicPlus in the amount of \$33,959.67.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 01-15-000-50210 Amount: \$33,959.67

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$33,959.67 to CivicPlus.



Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

RECEIVED

By Stacey Beynon at 11:41 am, May 01, 2025

#334578

6/6/2025

Bill To

Stacey Beynon
City of Northport
PO Box 569
Northport AL 35476

TOTAL DUE

\$33,959.67

Due Date: 7/6/2025

Terms	Customer	Approving Authority
Net 30	City of Northport, AL	

Qty	Item	Start Date	End Date
1	Unlimited gov user licenses for citizen relationship management with service request and work order management and a multi-channel communications inbox.	6/6/2025	6/5/2026
1	Marketplace Mobile - Annual	6/6/2025	6/5/2026

Total \$33,959.67

Due **\$33,959.67**

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021



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

AGENDA ITEM NO. 9.c.7.

MEETING DATE: May 19, 2025

SUBJECT: Purchase Requisition, Tipping Fees for Wastewater Treatment Plant, Black Warrior Solid Waste, \$10,000.00

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 Black Warrior Solid Waste, in the amount of \$10,000.00, is for tipping fees to haul biosolids from the Wastewater Treatment Plant to the landfill. This amount should cover the remainder of the fiscal year.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 50-39-513-50323 Amount: \$10,000.00

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$10,000.00 to Black Warrior Solida Waste.



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

AGENDA ITEM NO. 9.c.8.

MEETING DATE: May 19, 2025

SUBJECT: Purchase Requisition, Motorola Solutions, PD Flex Equipment & Evidence Maintenance, \$68,330.89

Unfinished Business:

New Business:

Consent Agenda: X

Public Hearing:

First Reading:

Second Reading:

Prepared By: Summer Cockrell

Approved By: Gerald Burton

Summary:

Requisition 242957 to Motorola Solutions is for the Flex Equipment and Evidence Maintenance Agreement in the amount of \$68,330.

Recommendation:

Approve

Funding Source/GL Code:

GL Code No. 01-33-000-50406 - Communication Systems Amount: \$68,330.89

Motion for Consideration:

Approval of the Consent Agenda will approve this expense in the amount of \$68,068.13 to Motorola Solutions.



Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

ORIGINAL INVOICE			
Transaction Number 8230519314		Transaction Date 02-MAY-2025	Transaction Total 61,499.00 USD
P.O. Number		P.O. Date	Customer Account No 1209114070
Payment Terms Net Due in 30 Days			Payment Due Date 01-JUN-2025

Visit our website at www.motorolasolutions.com

Bill To Address

NORTHPORT POLICE DEPARTMENT
ATTN: Accounts Payable
3721 26TH AVE
PO BOX 569
NORTHPORT AL 35473
United States

Ship To Address

NORTHPORT POLICE DEPARTMENT
3721 26TH AVE
PO BOX 569
NORTHPORT AL 35473
United States

IMPORTANT INFORMATION

Sales Order(s): USC000203617-R31-JAN-25 05:26:08

For all invoice payment inquiries contact
AccountsReceivable@motorolasolutions.com
Telephone: (801) 882-2693

SPECIAL INSTRUCTIONS / COMMENTS

General Comment: Regular Invoice

To view your invoices in other formats and perform secure online bill payment, login to your account on <http://www.motorolasolutions.com/self-service/myaccount/billingmanagement/>. For online support, contact the Motorola Solutions Support team using the online Chat feature or by calling 1-800-422-4210

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
		Equipment at Site: 1862809 1209114070 3721 26TH AVE PO BOX 569 NORTHPORT AL 35473 United States			
1	SSV00S00181A-SP	E9-1-1 INTERFACE MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
2	SSV00S00184A-SP	FLEX EQUIPMENT MAINTENANCE MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	1,000.00	1,000.00
3	SSV00S00193A-SP	FLEX EVIDENCE MANAGEMENT MAINTENANCE - STANDARD:01-	1	2,500.00	2,500.00

Please detach here and return the bottom portion with your payment

Payment Coupon

Transaction Number 8230519314	Customer Account No 1209114070	Payment Due Date 01-JUN-2025	Transaction Total 61,499.00 USD	Amount Paid
---	--	--	--	--------------------

Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

NORTHPORT POLICE DEPARTMENT
ATTN: Accounts Payable
3721 26TH AVE
PO BOX 569
NORTHPORT AL 35473
United States

Payment Transfer Details

Bank of America, Dallas
WIRE Routing Transit Number: 026009593
ACH/EFT Routing Transit Number: 111000012
SWIFT: BOFAUS3N
Bank Account No: 3756319806

Send Payments To:

Motorola Solutions, Inc.
13108 Collections Center Drive
Chicago IL 60693
United States
Please provide your remittance details to:
US.remittance@motorolasolutions.com



Motorola Solutions, Inc.
 500 West Monroe
 Chicago IL 60661
 United States
Federal Tax ID: 36-1115800

ORIGINAL INVOICE

Transaction Number 8230519314	Transaction Date 02-MAY-2025	Transaction Total 61,499.00 USD
P.O. Number	P.O. Date	Customer Account No 1209114070
Payment Terms Net Due in 30 Days		Payment Due Date 01-JUN-2025

Visit our website at www.motorolasolutions.com

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
		JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026			
4	SSV00S00280A-SP	FLEX INSIGHT MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,500.00	2,500.00
5	SSV00S00352A-SP	FLEX MOBILE STATE & NATIONAL QUERIES MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
6	SSV00S00354A-SP	FLEX MOBILE VOICELESS CAD MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
7	SSV00S00432A-SP	FLEX PERSONNEL MANAGEMENT MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	1,000.00	1,000.00
8	SSV00S00015A-SP	FLEX HUB MAINTENANCE (ENHANCED) - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	7,500.00	7,500.00
9	SSV00S00438A-SP	FLEX PIN MAPPING MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
10	SSV00S00447A-SP	FLEX PREMISES AND HAZMAT INFORMATION MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	1,000.00	1,000.00
11	SSV00S00474A-SP	FLEX RAPID NOTIFICATION 2.0 MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,500.00	2,500.00
12	SSV00S00033A-SP	FLEX LAW RECORDS MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	4,109.00	4,109.00
13	SSV00S00036A-SP	FLEX MOBILE AVL AND MAPPING MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
14	SSV00S00038A-SP	FLEX MOBILE RECORDS MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,500.00	2,500.00
15	SSV00S00040A-SP	FLEX NIBRS MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	3,500.00	3,500.00
16	SSV00S00052A-SP	FLEX STATELINK MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
17	SSV00S00072A-SP	FLEX CAD MAPPING MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
18	SSV00S00335A-SP	FLEX MOBILE FIELD REPORT WITH FIELD INTERVIEW MAINTENANCE - 24X7:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
19	SSV00S00028A-SP	FLEX TOUCH MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
20	SSV00S00307A-SP	LIVESCAN FINGERPRINTING INTERFACE MAINTENANCE -	1	3,000.00	3,000.00



Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

ORIGINAL INVOICE			
Transaction Number 8230519314		Transaction Date 02-MAY-2025	Transaction Total 61,499.00 USD
P.O. Number		P.O. Date	Customer Account No 1209114070
Payment Terms Net Due in 30 Days			Payment Due Date 01-JUN-2025

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Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
21	SSV00S00187A-SP	STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026 ERS FIRE AND EMS RECORDS INTERFACE MAINTENANCE - STANDARD:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	2,000.00	2,000.00
22	SSV00S00475A-SP	FLEX RAPID NOTIFICATION 2.0 MAINTENANCE - 24X7:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026	1	10,390.00	10,390.00
Site AL Tax at 0%					0.00
Site Total					61,499.00
Total Tax AL 0.00					
USD Subtotal					61,499.00
USD Total Tax					0.00
USD Total					61,499.00
USD Amount Due					61,499.00



Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

ORIGINAL INVOICE			
Transaction Number 8230519544		Transaction Date 02-MAY-2025	
P.O. Number		P.O. Date	Customer Account No 1209114070
Payment Terms Net Due in 30 Days			Payment Due Date 01-JUN-2025
Bill To Address NORTHPORT POLICE DEPARTMENT ATTN: Accounts Payable 3721 26TH AVE PO BOX 569 NORTHPORT AL 35473 United States		Ship To Address NORTHPORT POLICE DEPARTMENT 3721 26TH AVE PO BOX 569 NORTHPORT AL 35473 United States	

Visit our website at www.motorolasolutions.com

IMPORTANT INFORMATION

Sales Order(s): USS000002814-R31-JAN-25 05:28:43

For all invoice payment inquiries contact
AccountsReceivable@motorolasolutions.com
Telephone: (801) 882-2693

SPECIAL INSTRUCTIONS / COMMENTS

General Comment: Regular Invoice

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Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
1	SSV00S01448A	Equipment at Site: 1862809 1209114070 3721 26TH AVE PO BOX 569 NORTHPORT AL 35473 United States USERS CONFERENCE PRE-PAID REGISTRATION ONLY PACKAGE:01-JUN-2025:31-MAY-2026: Service From: 01-JUN-2025 Service To: 31-MAY-2026 Site AL Tax at 0% Site Total	1	6,831.89	6,831.89 0.00 6,831.89

Please detach here and return the bottom portion with your payment

Payment Coupon

Transaction Number 8230519544	Customer Account No 1209114070	Payment Due Date 01-JUN-2025	Transaction Total 6,831.89 USD	Amount Paid
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Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

NORTHPORT POLICE DEPARTMENT
ATTN: Accounts Payable
3721 26TH AVE
PO BOX 569
NORTHPORT AL 35473
United States

Payment Transfer Details

Bank of America, Dallas
WIRE Routing Transit Number: 026009593
ACH/EFT Routing Transit Number: 111000012
SWIFT: BOFAUS3N
Bank Account No: 3756319806

Send Payments To:



Motorola Solutions, Inc.
13108 Collections Center Drive
Chicago IL 60693
United States
Please provide your remittance details to:
US.remittance@motorolasolutions.com



Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

ORIGINAL INVOICE			
Transaction Number 8230519544		Transaction Date 02-MAY-2025	Transaction Total 6,831.89 USD
P.O. Number		P.O. Date	Customer Account No 1209114070
Payment Terms Net Due in 30 Days			Payment Due Date 01-JUN-2025

Visit our website at www.motorolasolutions.com

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
				USD Subtotal	6,831.89
Total Tax AL 0.00				USD Total Tax	0.00
				USD Total	6,831.89
				USD Amount Due	6,831.89



DEPARTMENTAL SUMMARY OF REQUESTED ACTION THE NORTHPORT CITY COUNCIL AGENDA

AGENDA ITEM NO. 11.c.1.

MEETING DATE: May 19, 2025

SUBJECT: Second 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:
Public Hearing: X

New Business:
First Reading:

Consent Agenda:
Second Reading: X

Prepared By: Katelyn Lesley

Approved By: Julie Ramm

Summary:

University Beach, LLC is requesting a rezoning from C-6 Highway Commercial to Special District including Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road. All uses proposed by the applicant are currently permitted or allowed by conditional use in C-6, with the exception of single family residential. The agenda item comes with an unfavorable recommendation from the Planning Commission. At the April 21st Council meeting, Councilman Wiggins requested the following additional items be considered by Council:

Requirement for six-foot sidewalks along all public rights-of-way

Maximum number of multi-family units shall be 275 units

Additional prohibited uses:

Nursery, wholesale
Motel
Self-storage, climate controlled
Mini-warehouse
Alternative Financial Services

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:

I make a motion to approve the rezoning for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road as a Special District with such conditionals as set out in the Special District Plan and Special District Zoning with the following modifications: 1) Prohibition of five additional uses - nursery (wholesale), motel, self-storage (climate controlled), mini-warehouse, and alternative financial services; 2) sidewalks on public rights-of-way should be 6 feet wide instead of 4 feet; and 3) the number of multi-family units should be no more than 275.

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

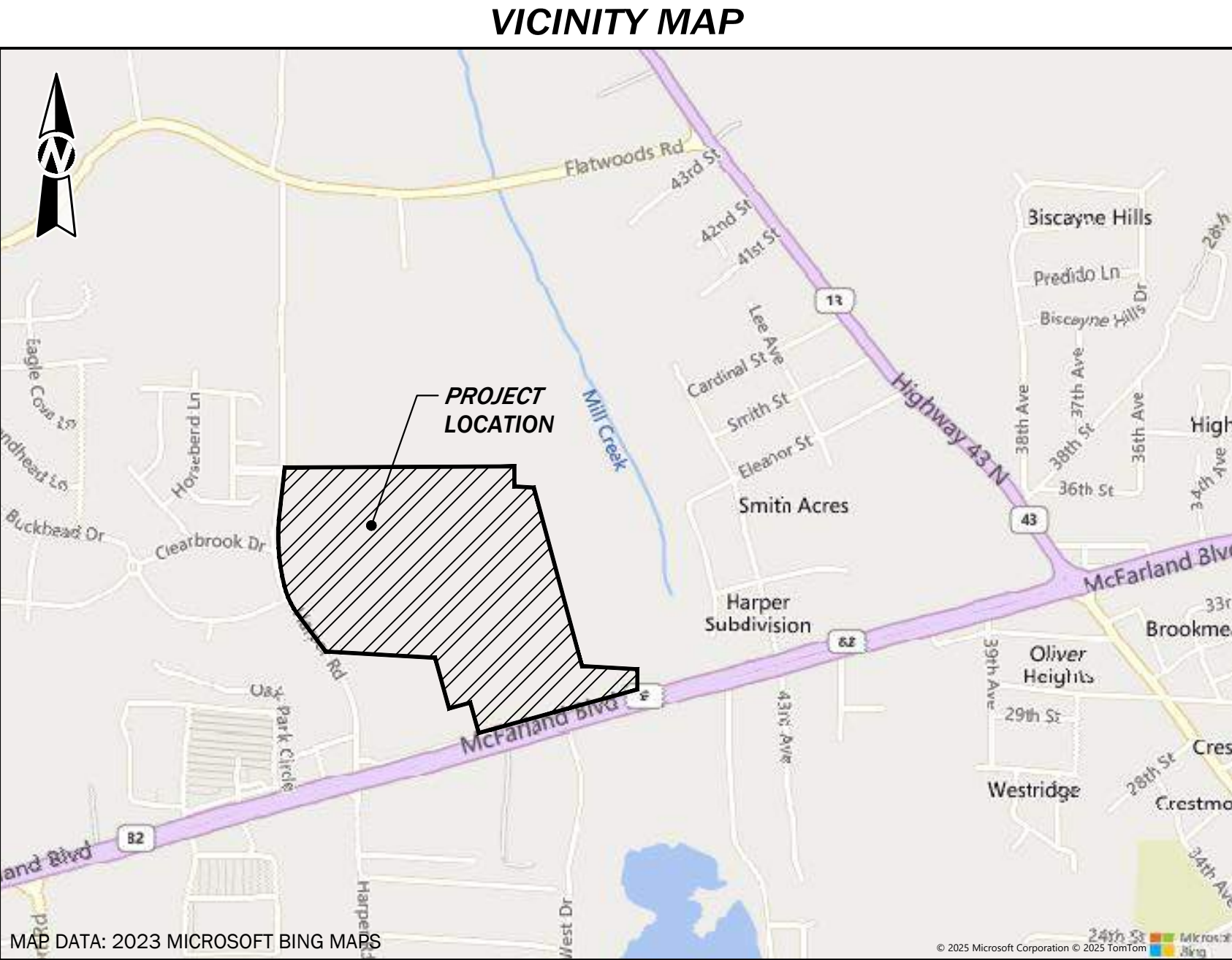
UNIVERSITY BEACH MIXED-USE DEVELOPMENT SPECIAL DISTRICT SUBMITTAL PACKAGE

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

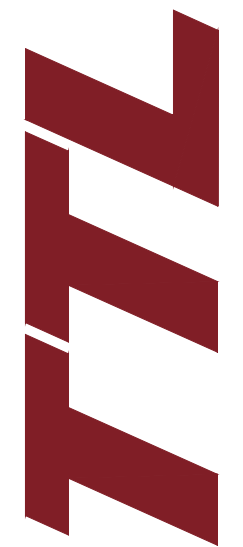
TTL PROJECT NO. 23-01-01669.00

*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	
PROPERTY ZONING MAP	SD1.1
EXISTING CONDITIONS PLAN	SD2.1
SITE MASTER PLAN	SD3.1
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
SITE USE PLAN	SD10.1
CONCEPT LOT LAYOUT PLAN	SD11.1
SITE DIMENSIONAL PLAN	SD12.1
FIRE RESCUE PLAN	SD13.1
SITE SIGNAGE PLANS	XS001 - XS008



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UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

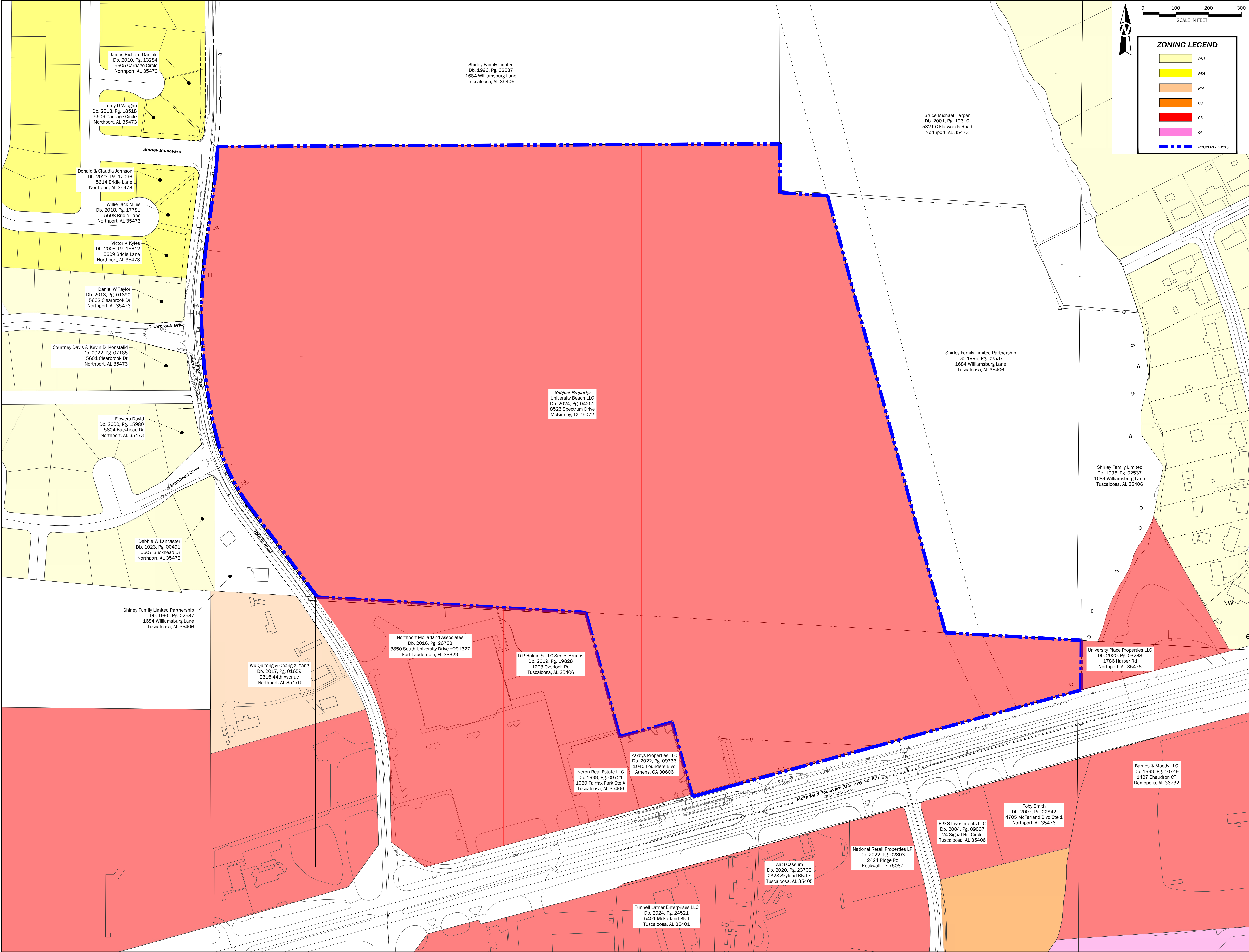
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

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

APPROVED BY:
TTL, INC.

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

SET NO. _____



01000200300

SCALE IN FEET

ZONING LEGEND

RS1

RS4

RM

C3

C6

OI

PROPERTY LIMITS

TTL

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PROPERTY ZONING MAP

Sheet Title

Drawn By: J.T.S.

Date: 03/11/2025

Revision Description

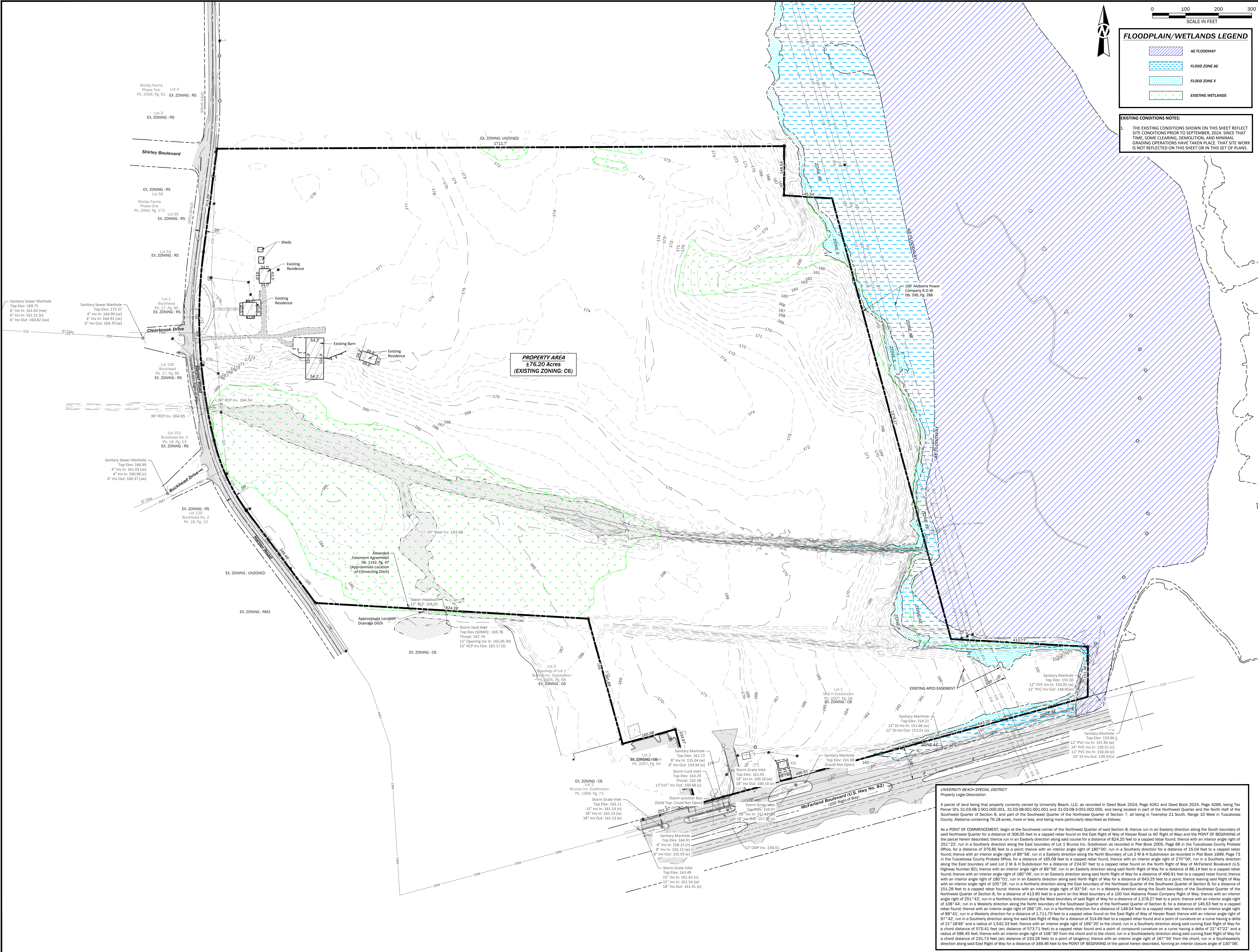
Checked By: A.M.

Proj. No: 23-03-01659-00

File Name: 231659-Sheet SD1.01 Property Zoning Mapping

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.

TTL

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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

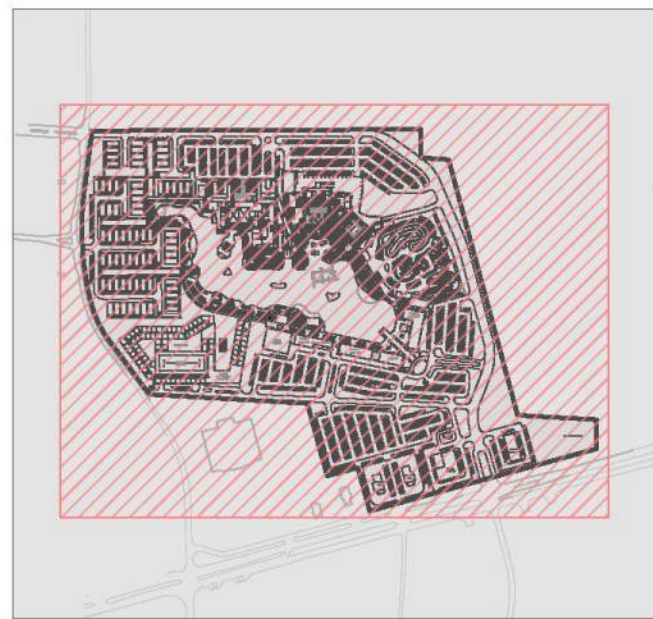
Page 101 of 177



LEGEND

NOTES

KEY PLAN



Scale: 1" = 100'-0"



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN



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ORLANDO, FLORIDA 32801 USA
TEL: 407.595.5555

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Sheet Title

SITE MASTER PLAN

Sheet No.

SD3.1

No.	Date	Revision Description	Checked By

Drawn By

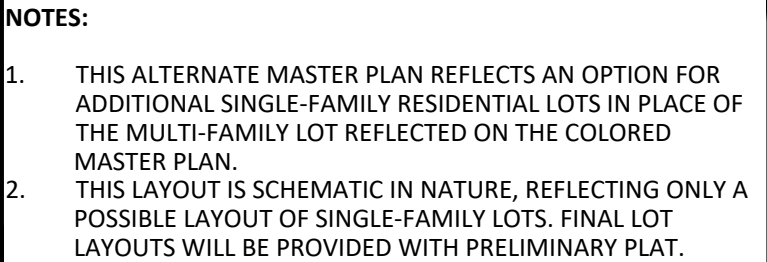
Date: 03/11/2025

Proj. No.

03-01-1689-00

File Name

00013 - Special District Plans.dwg



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

Sheet Title

SITE MASTER PLAN (ALT.)

No.	Date	Revision Description

Drawn By: J T S	Checked By: J A M
Date: 03/14/2025	Proj. No.: 23-011669.00
File Names: 234250 Sheet CDS-02 CIP, Monitor, Plan-Altus	

Page 103 of 1



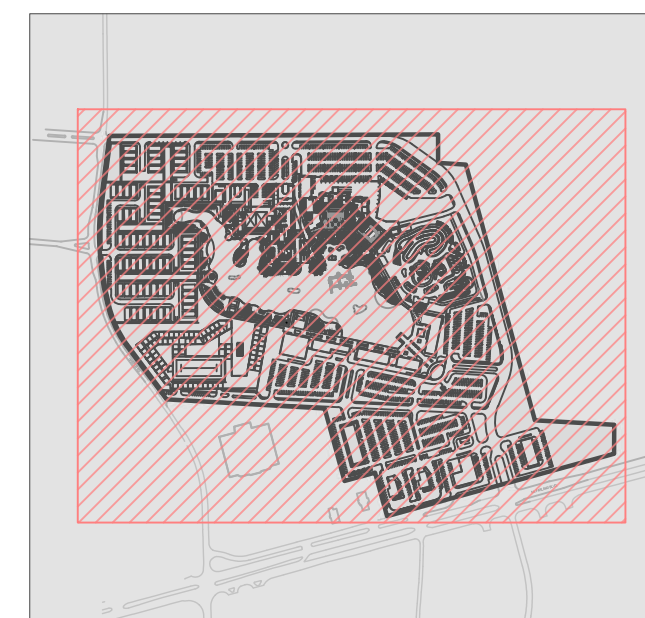
LEGEND

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

PRELIMINARY
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OR IMPLEMENTATION)

SITE CIRCULATION PLAN

No.	Date	Revision Description

Drawn By: Date: 03/24/2025 Date: 03/24/2025 Proj. No.: 23-01-01669-00 Elin Moya, 2004.2	Checked By: Project: 23-01-01669-00 Project: 23-01-01669-00 Project: 23-01-01669-00
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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
SSM	PROPOSED SANITARY SEWER MAIN
FSM	PROPOSED SANITARY SEWER FORCE MAIN
SMH	PROPOSED SANITARY SEWER MANHOLE
SC	PROPOSED SANITARY SEWER CLEANOUT
ESM	EXISTING SANITARY SEWER MAIN
ESMH	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.

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

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

PRELIMINARY
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RECORDING PURPOSES
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SITE UTILITY PLAN

No.	Date	Revision Description

Drawn By: J.T.S.
Date: 03/11/2025
File Name: 231669-Sheet SD6.01 Utility Plan.dwg

Checked By: A.M.
Date: 03/11/2025
File Name: 231669-Sheet SD6.01 Utility Plan.dwg

Sheet No.
SD6.1

TOTAL OPEN SPACE: 23.01 AC

PASSIVE RECREATION
+/-13.14 AC

Sheet No.
SD7.1



0 100 200 300
SCALE IN FEET

PROPOSED STORM DRAIN
PROPOSED STORM JUNCTION BOX
PROPOSED STORM DOUBLE WING INLET
PROPOSED STORM SINGLE WING 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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PRELIMINARY
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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

Page 108 of 177

* BUFFER DEPTH IS INCLUSIVE OF PEDESTRIAN PATHS AND PLANTING LOCATED WITHIN RIGHTS-OF-WAY FOR PARKING AREAS ADJACENT TO RIGHTS- OF-WAY LOCATED WITHIN THE SPECIAL DISTRICT PLAN.

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.

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

800 N. ORANGE AVENUE, SUITE 300
ORLANDO, FLORIDA 32801 USA
TEL: 407.539.3350

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.

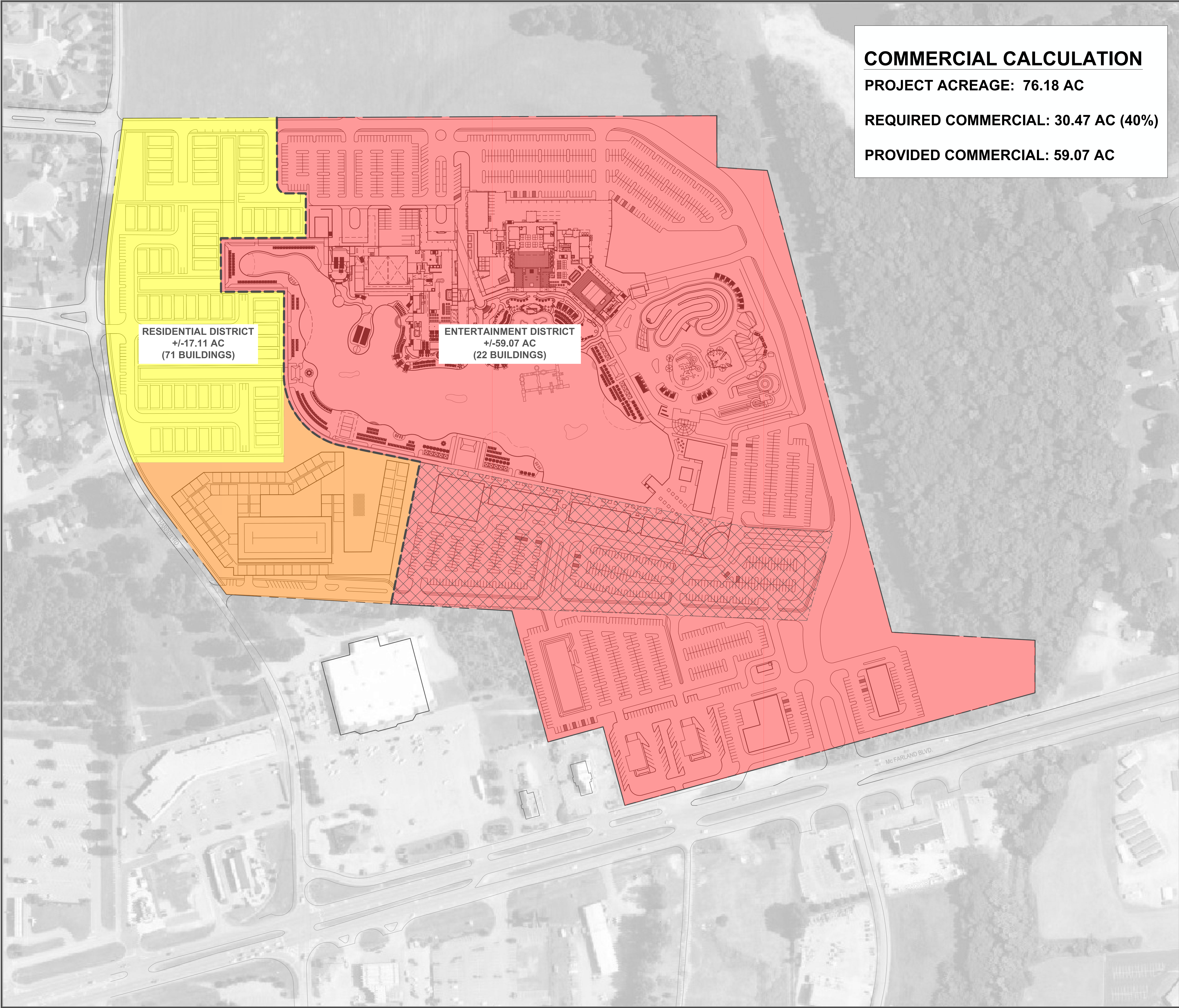
A horizontal scale bar with markings at 0, 100, and 200 feet. The bar is divided into segments by vertical lines. The word "Feet" is written at the right end of the bar.



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PRELIMINARY
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Sheet No.
SD9.1



COMMERCIAL CALCULATION

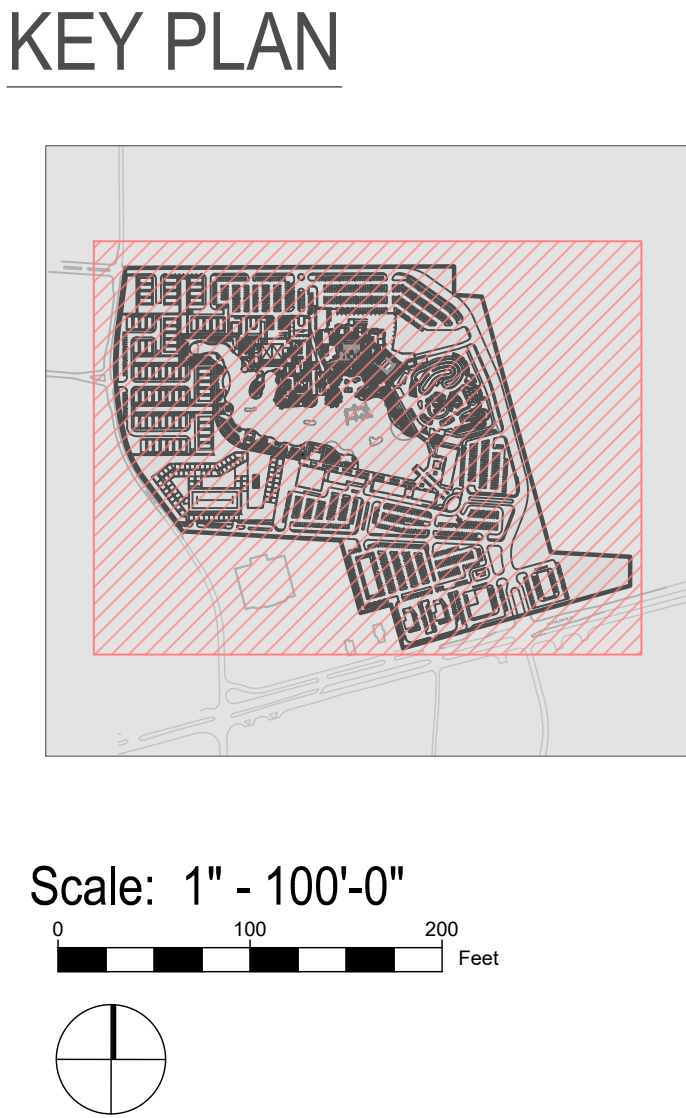
PROJECT ACREAGE: 76.18 AC

REQUIRED COMMERCIAL: 30.47 AC (40%)

PROVIDED COMMERCIAL: 59.07 AC

- LEGEND**
- SINGLE-FAMILY
 - MULTI-FAMILY
 - COMMERCIAL
 - MULTI-FAMILY PERMITTED USE LIMITS WITHIN ENTERTAINMENT DISTRICT
 - RESIDENTIAL DISTRICT
 - ENTERTAINMENT DISTRICT
 - DISTRICT BOUNDARY

- NOTES**
- USE BOUNDARIES TO BE FINALIZED AT THE SUBMITTAL OF PRELIMINARY PLAT.
 - SEE SPECIAL DISTRICT NARRATIVE FOR PERMITTED USES AND DEVELOPMENT STANDARDS WITHIN THE RESIDENTIAL AND ENTERTAINMENT DISTRICTS.



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

edsa

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

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

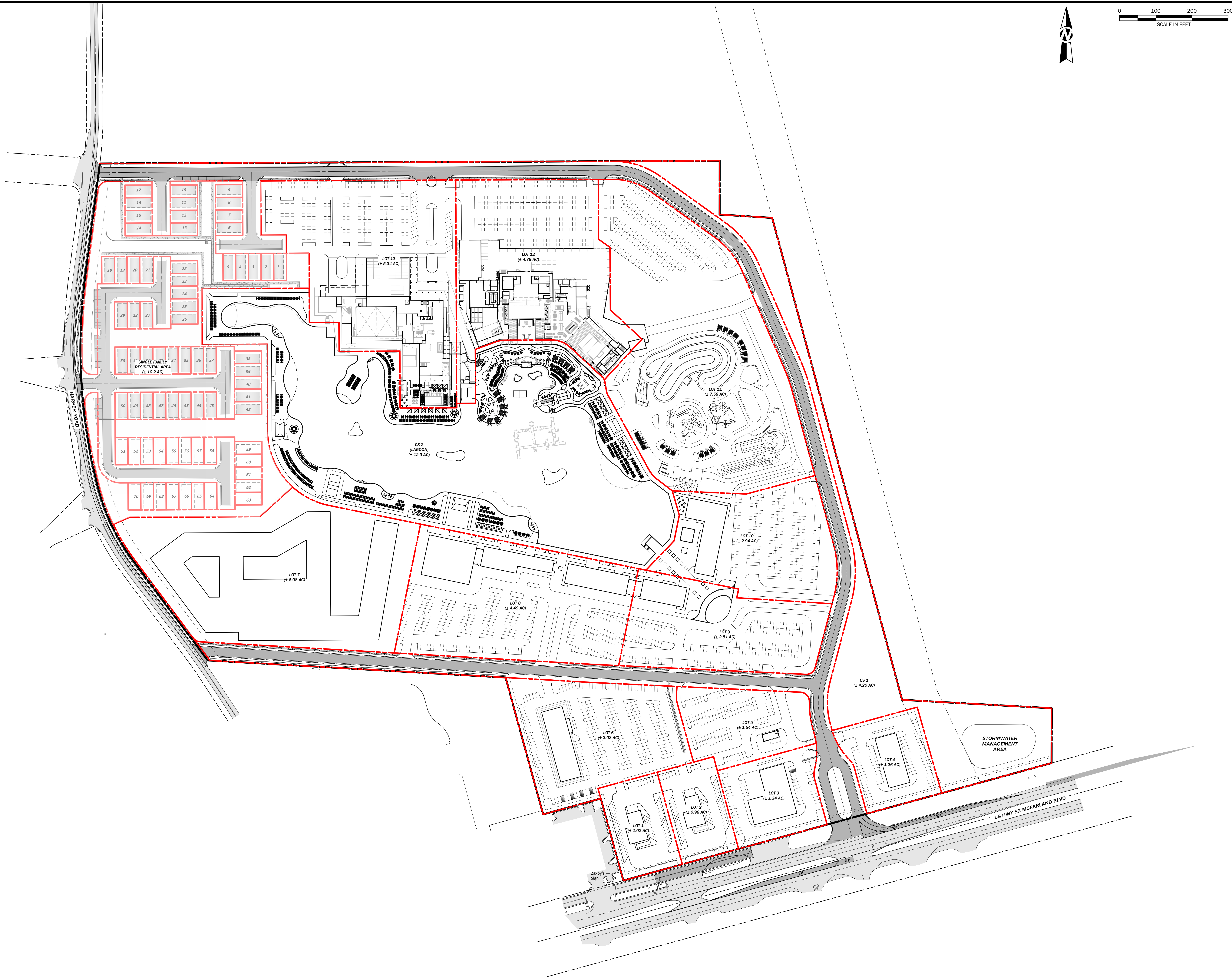
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title	
SITE USE PLAN	
No.	Date
Revision Description	
Drawn By:	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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205.345.0816 | www.ttlusa.com

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

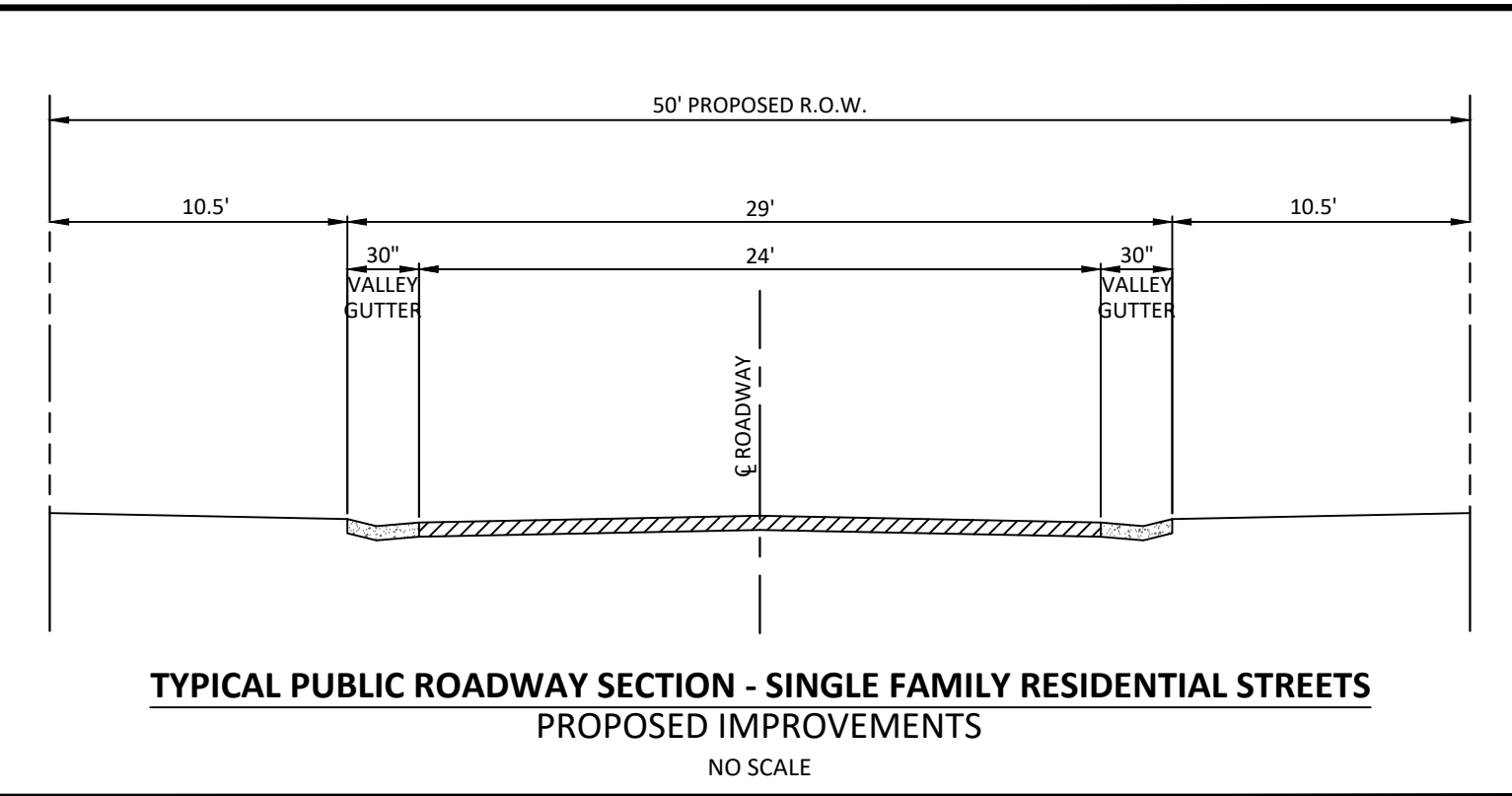
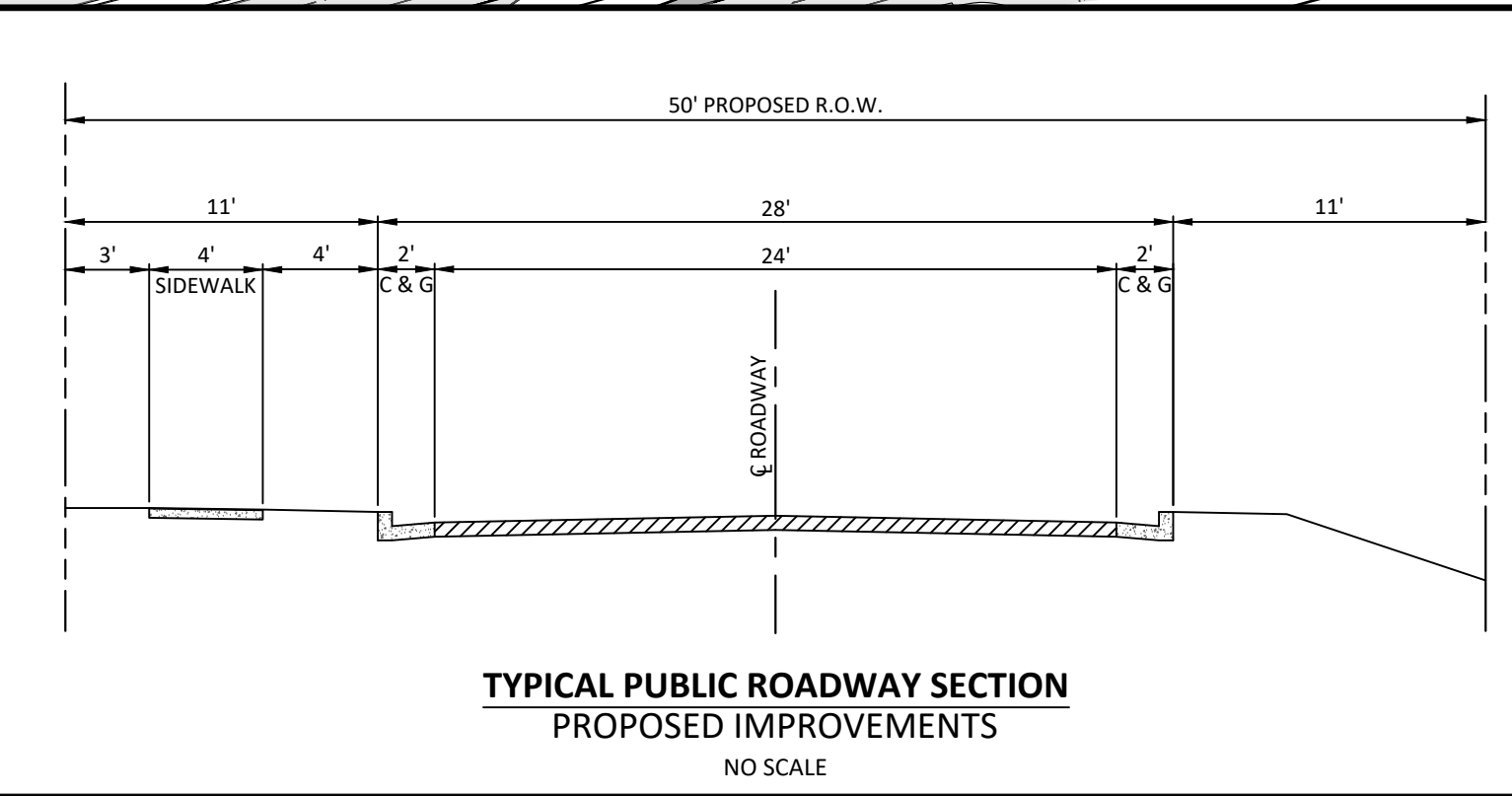
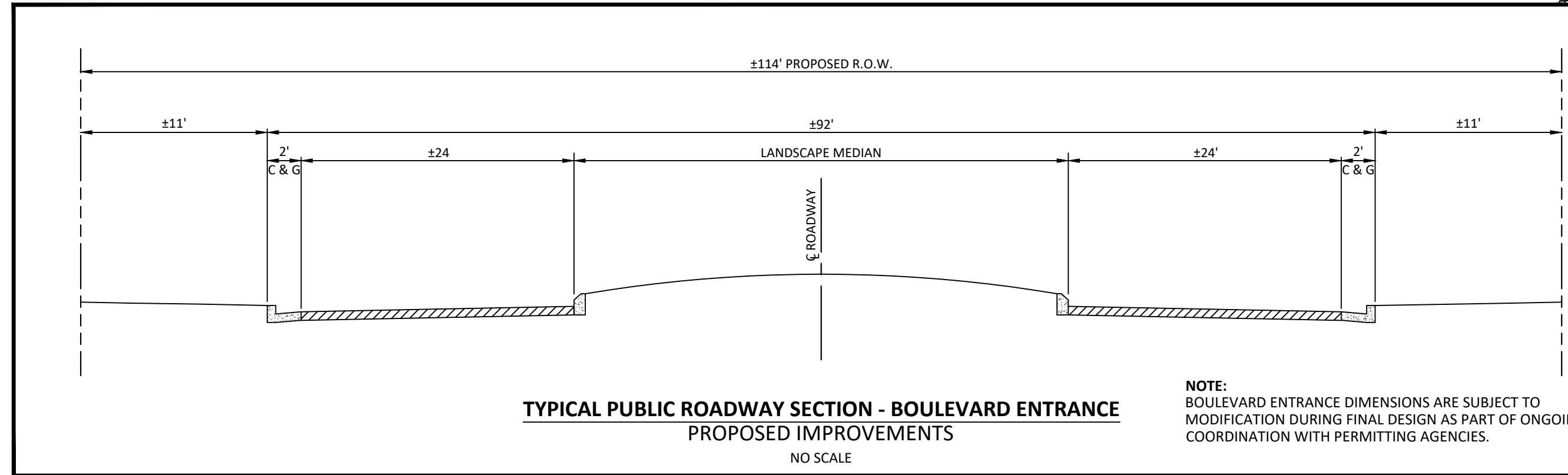
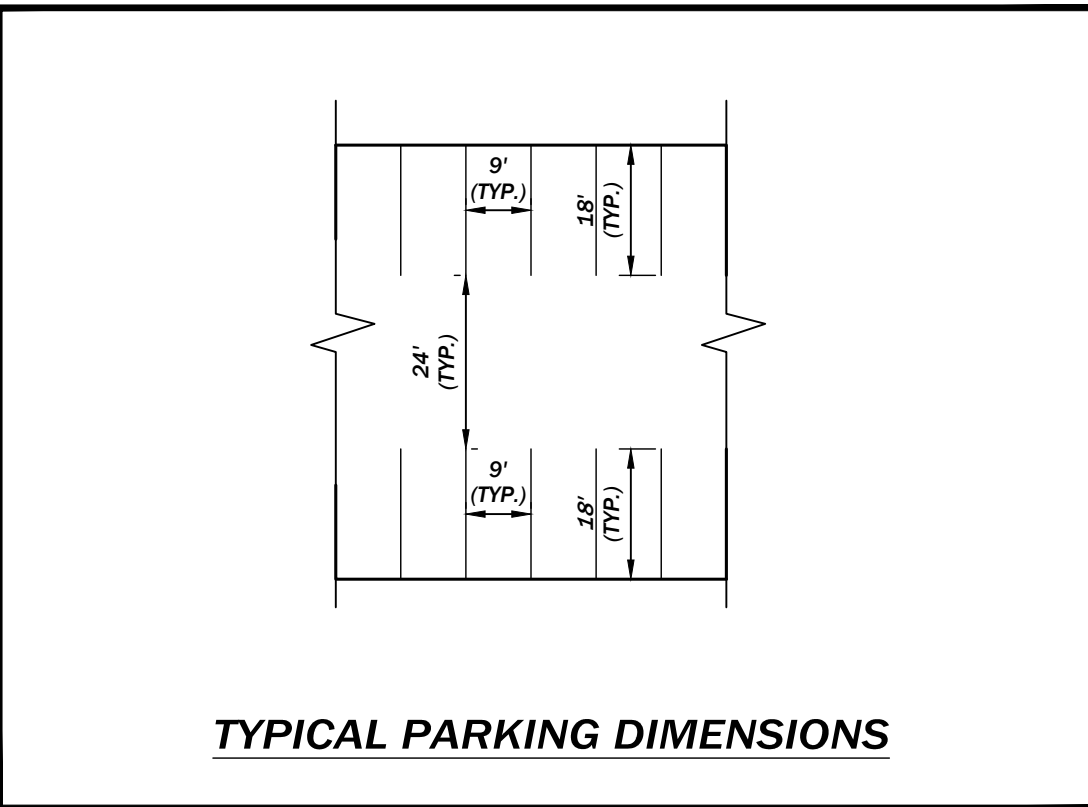
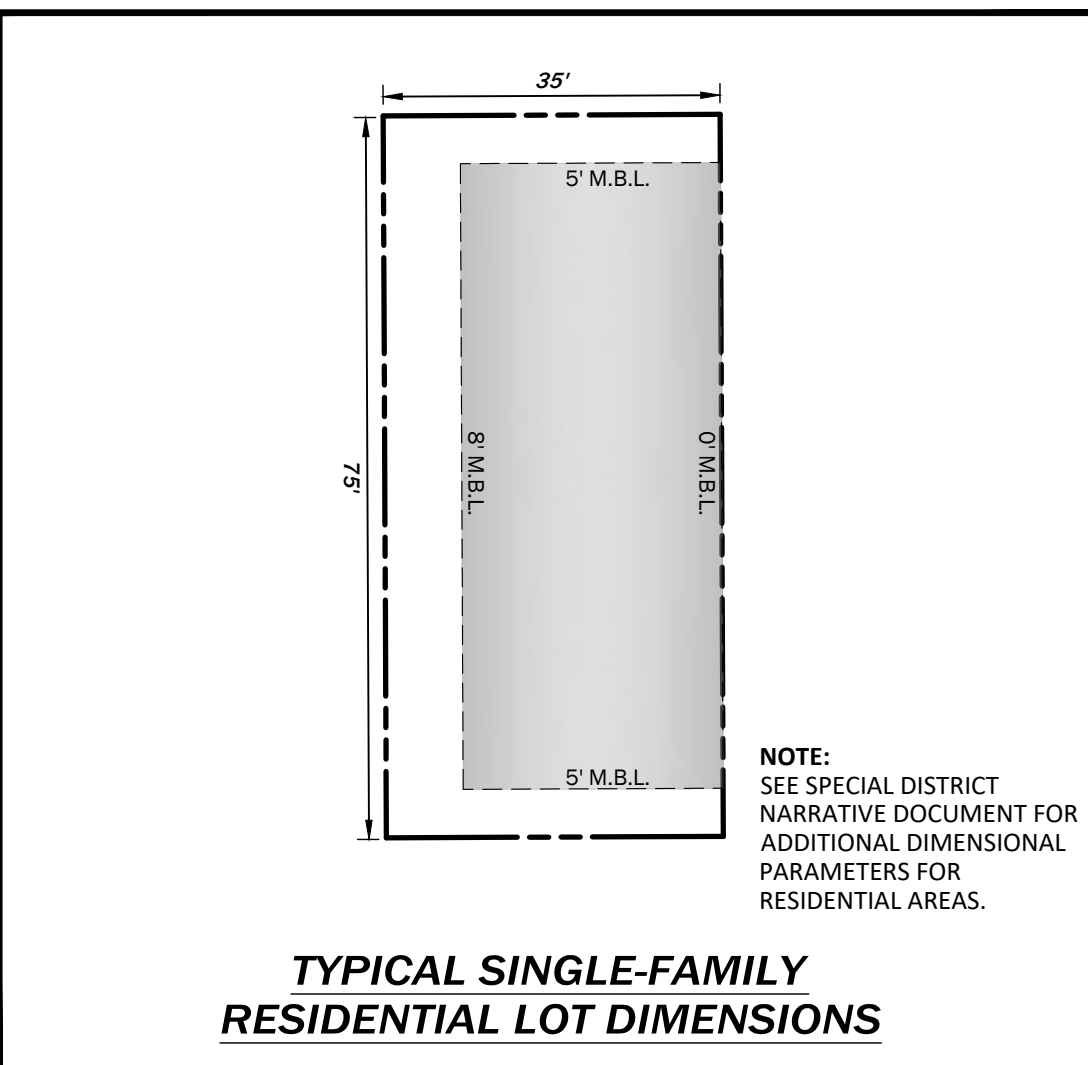
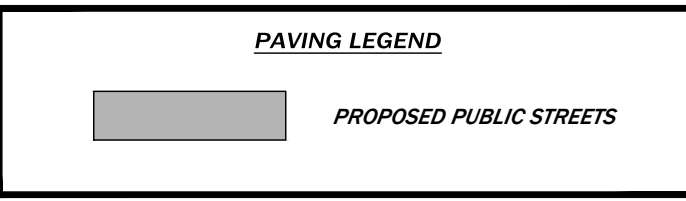
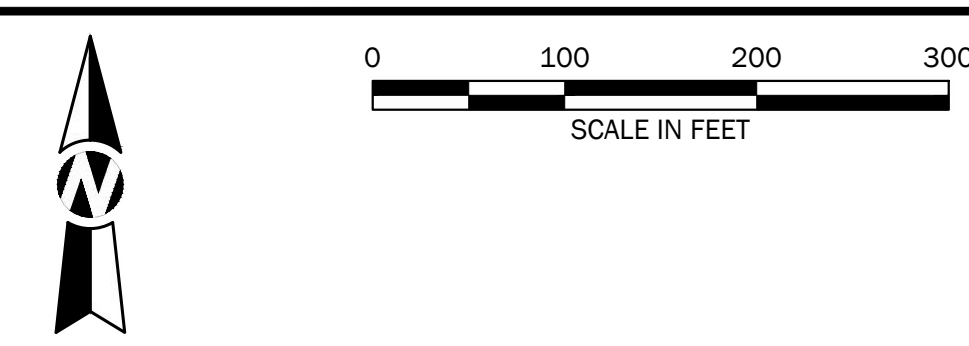
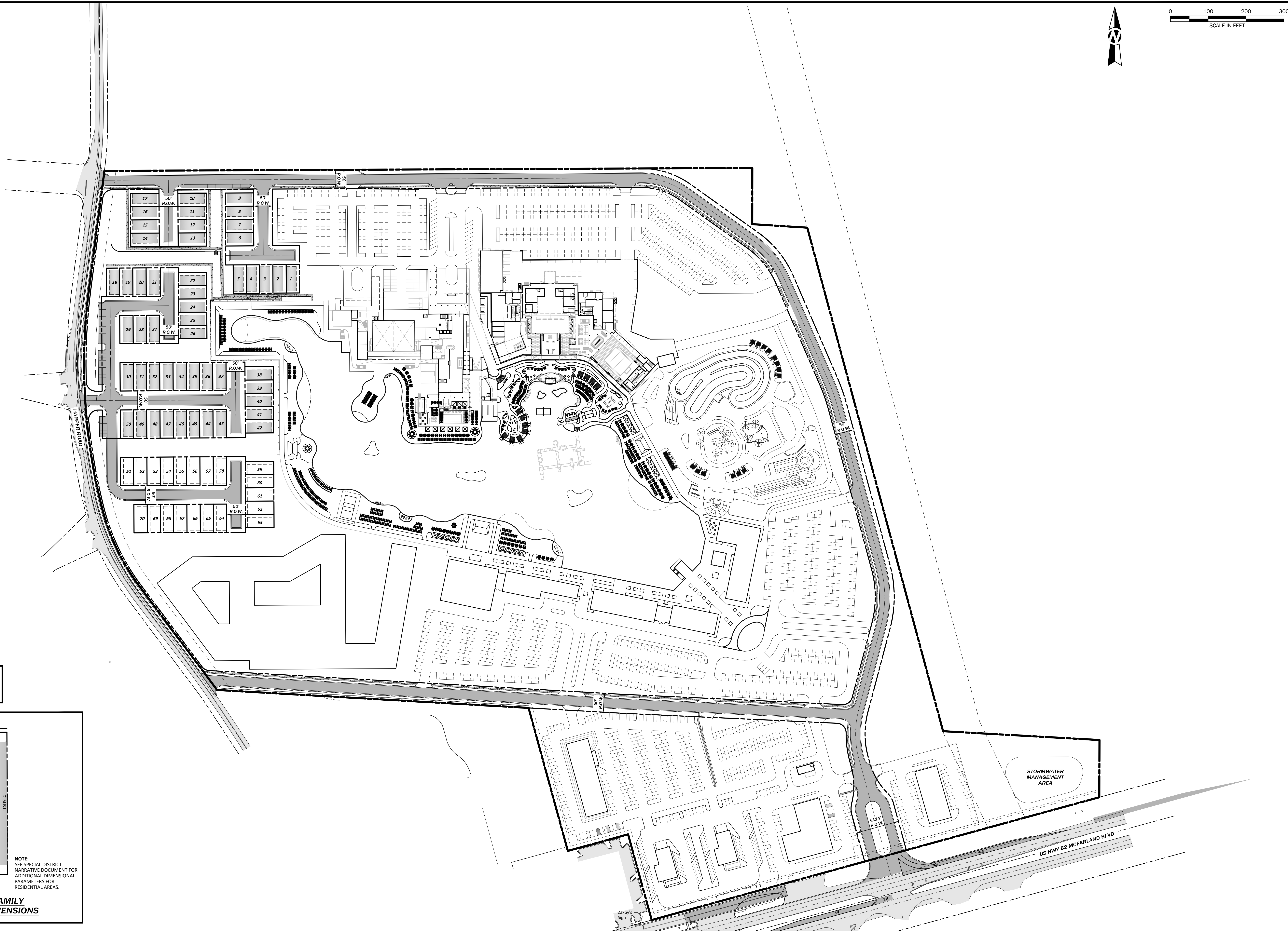
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

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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**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)

No.		Date	Revision Description

Drawn By: J.T.S.
Date: 03/11/2025
File Name: 231665 Sheet SD12.01 Site Dimensional Plan.dwg

Checked By: A.M.
Proj. No: 231665
Date: 03/11/2025
File Name: 231665 Sheet SD12.01 Site Dimensional Plan.dwg

Sheet Title
SITE DIMENSIONAL PLAN

Sheet No.
SD12.1



LEGEND

FH1

PROPOSED FIRE HYDRANT

FH1

FIRE HYDRANT CALLOUT

FH1

FIRE DEPARTMENT CONNECTION (FDC)

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

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

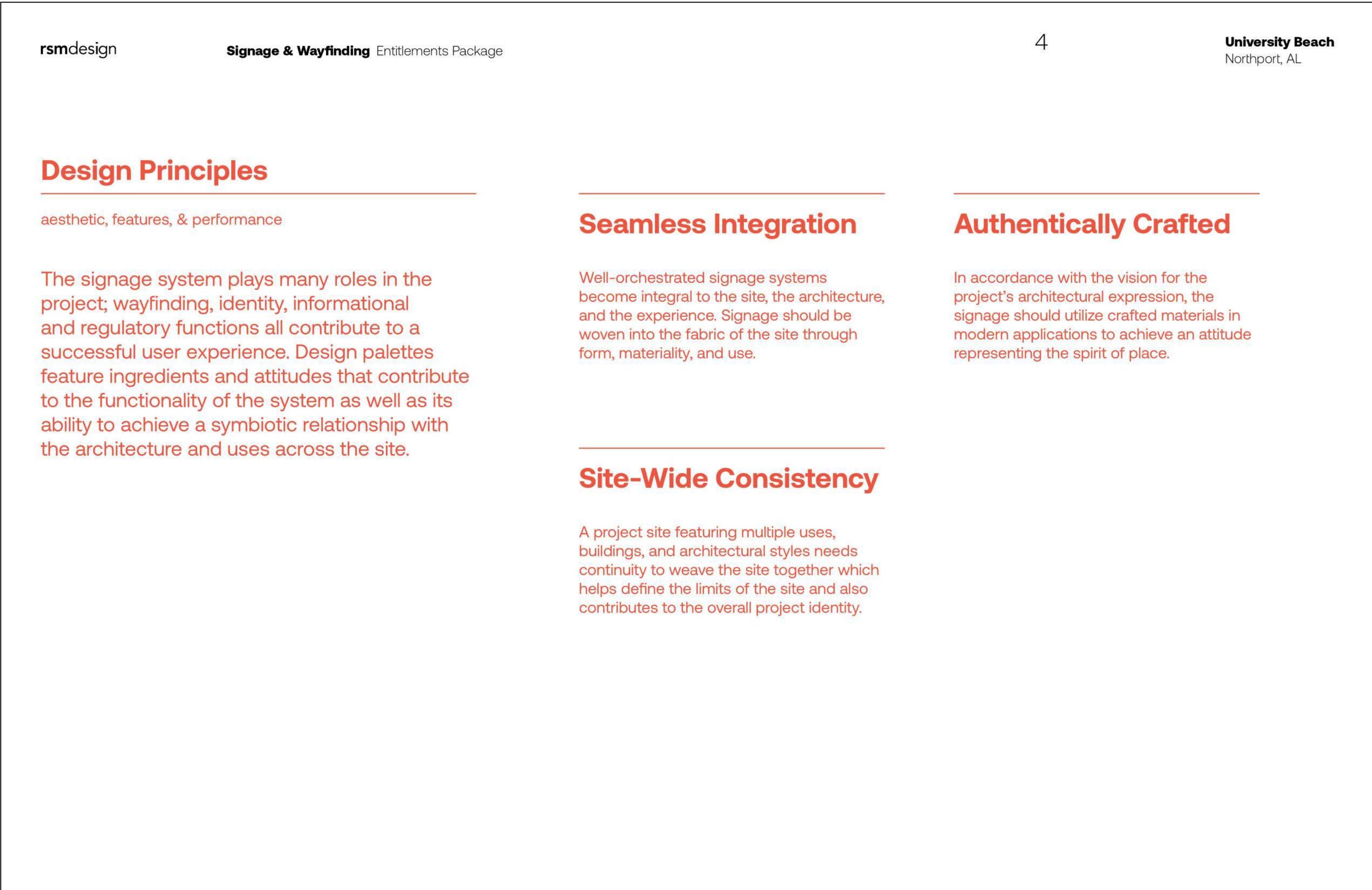
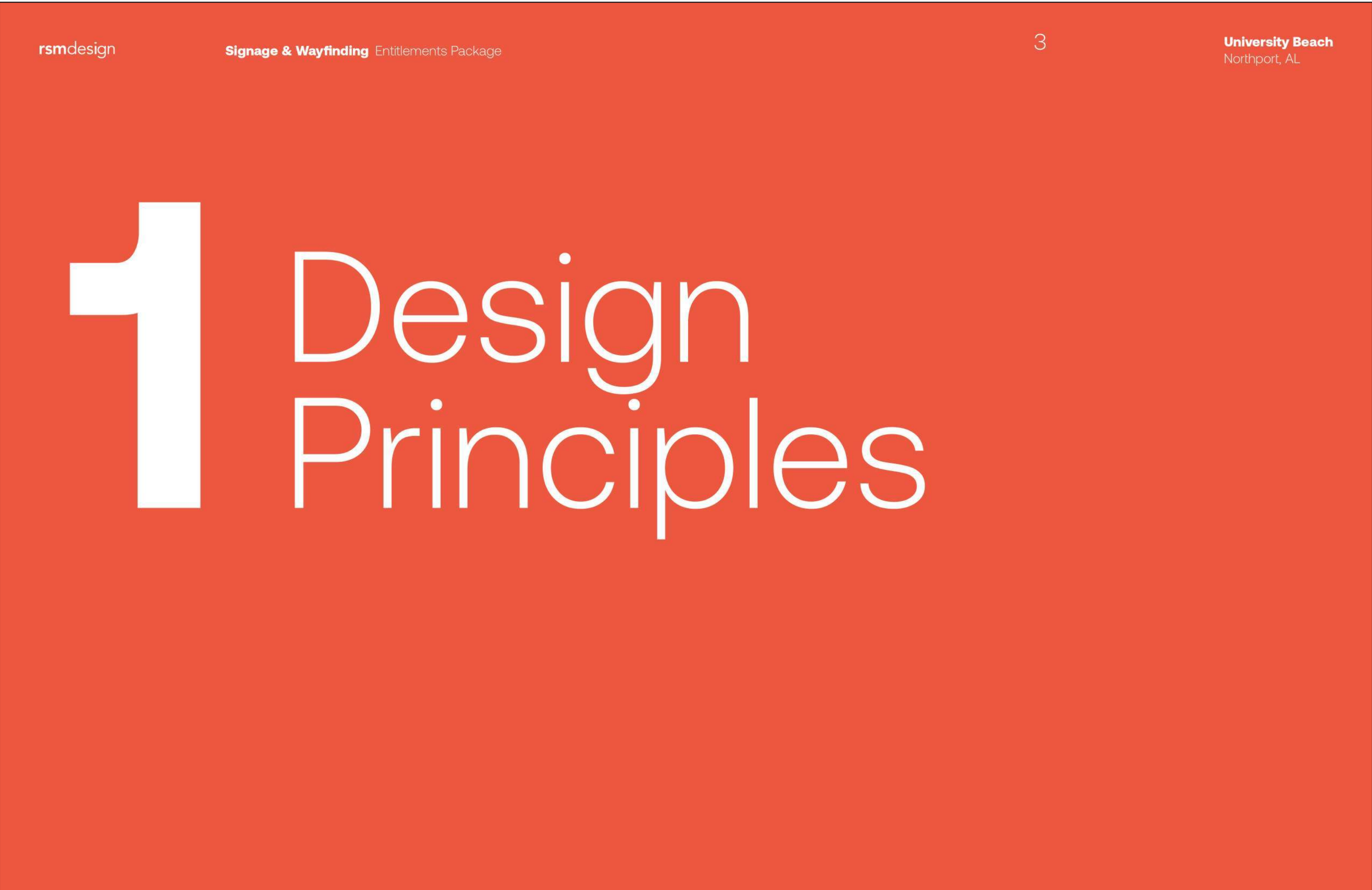
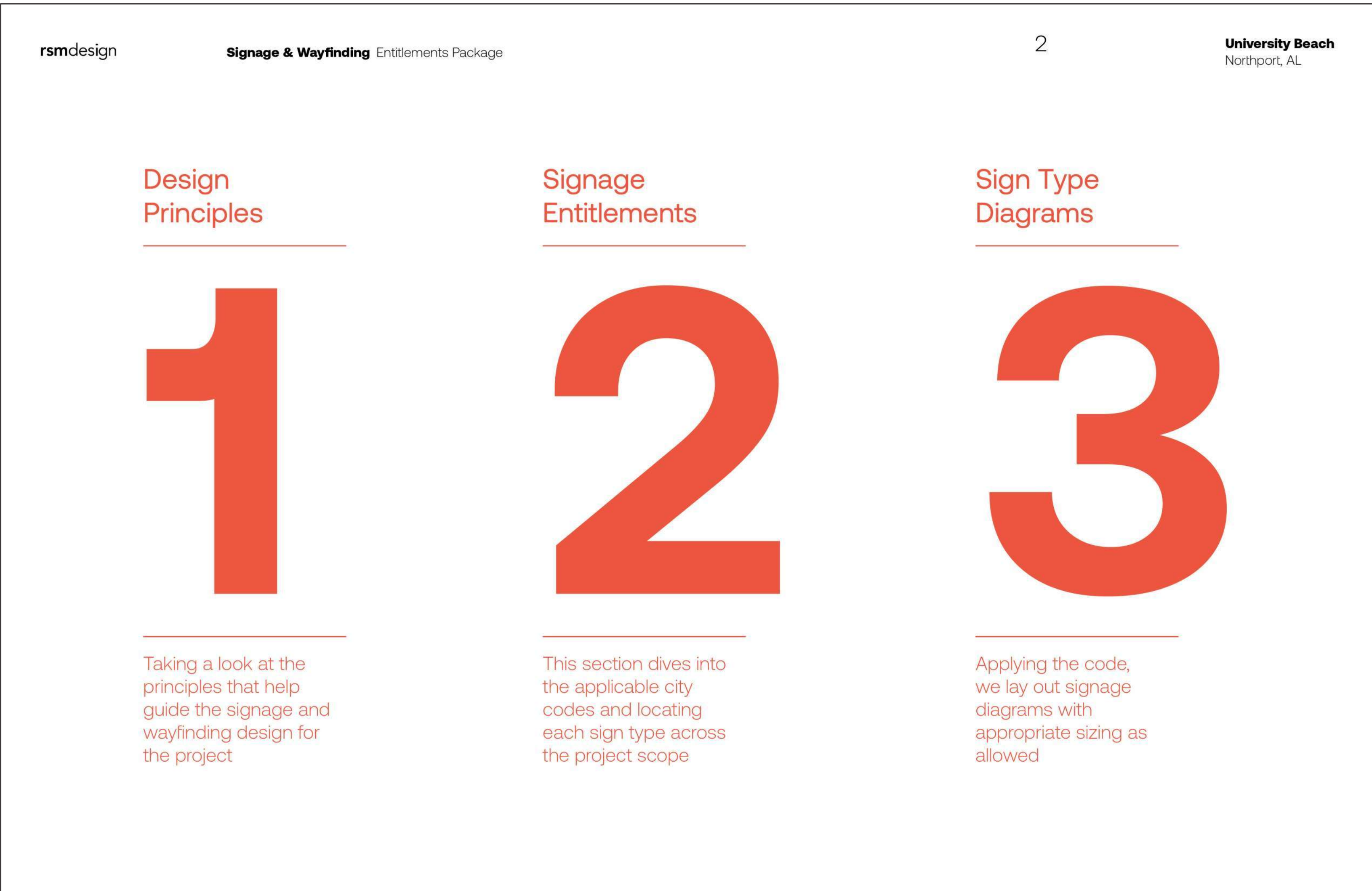
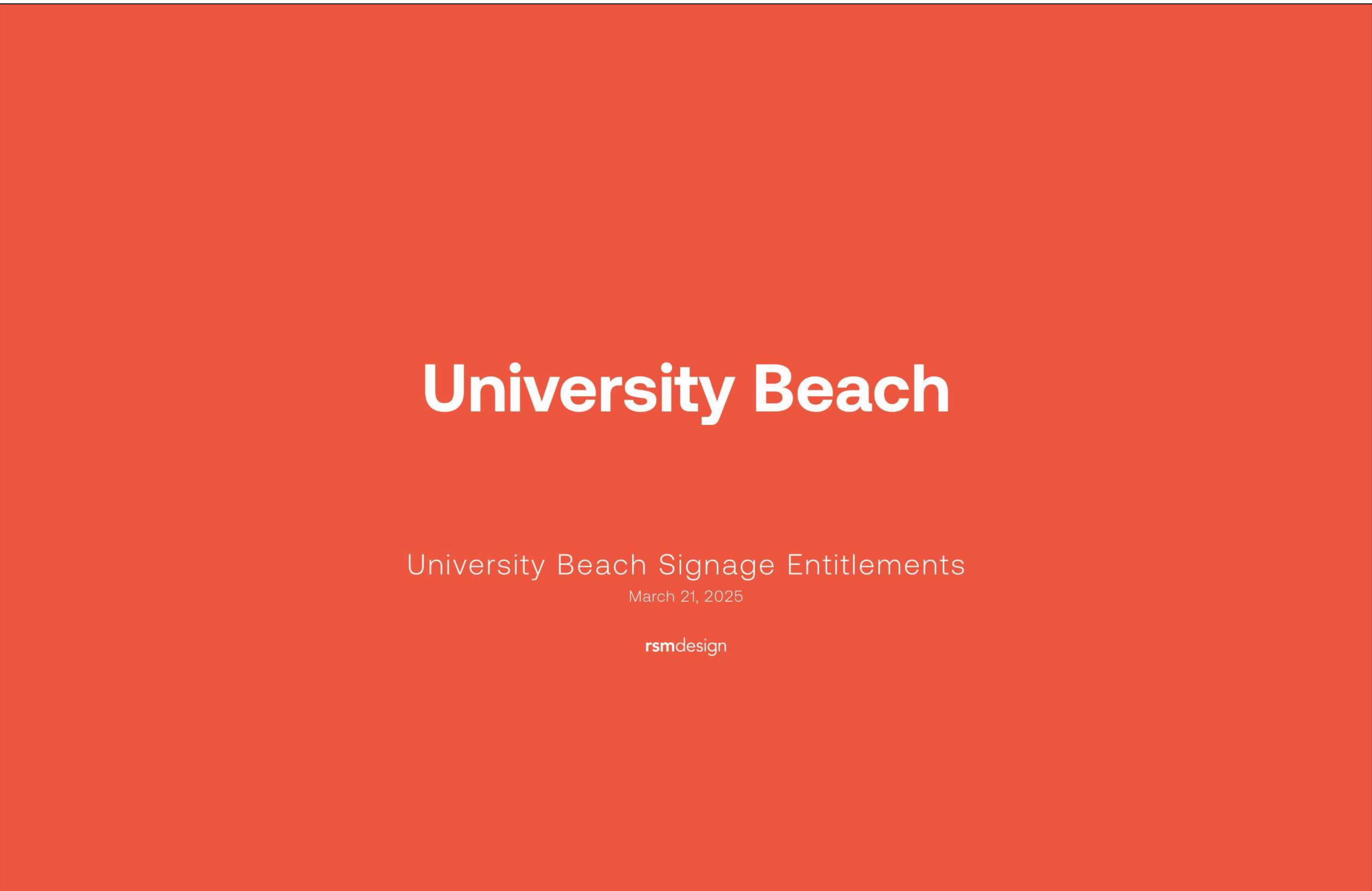
PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

FIRE RESCUE PLAN		Revision Description	
No.	Date		
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

TTL

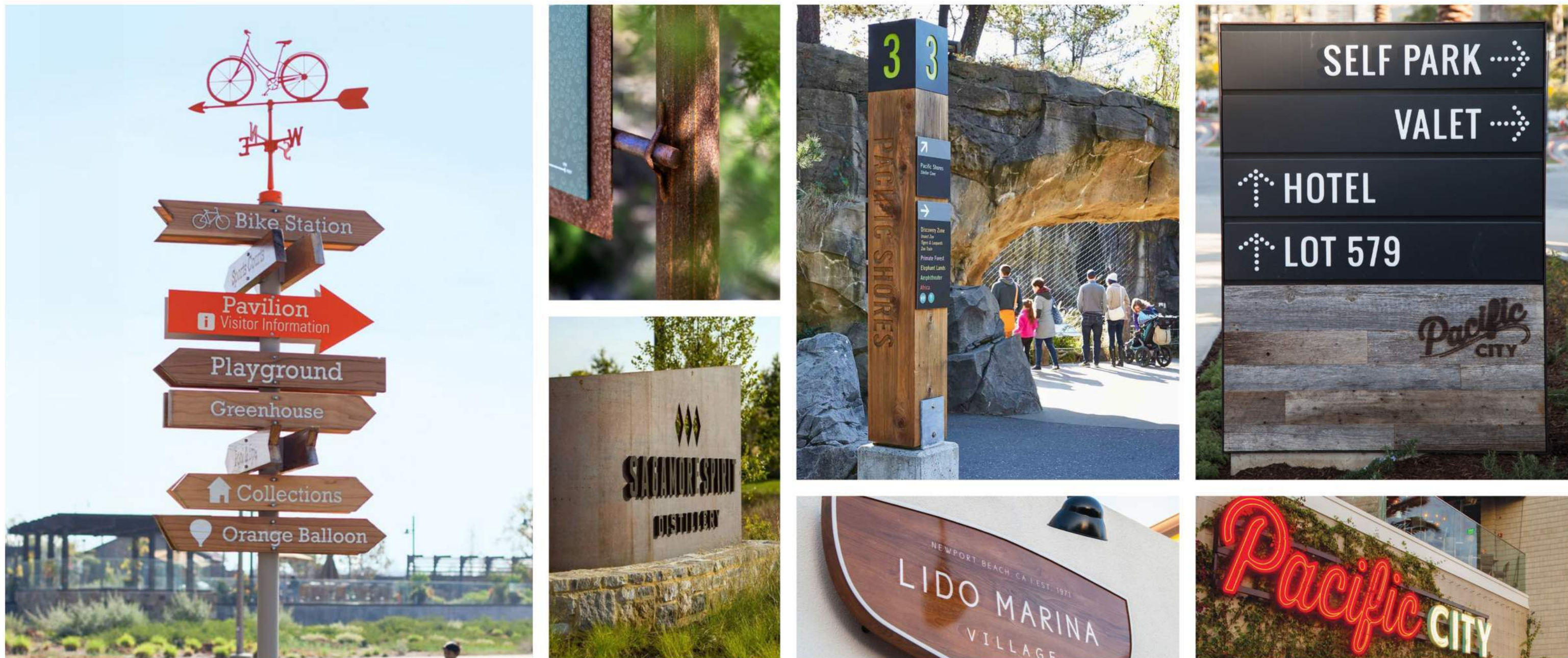
3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com





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

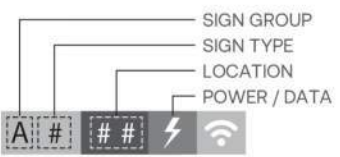
Entitlementments



Identity Signage

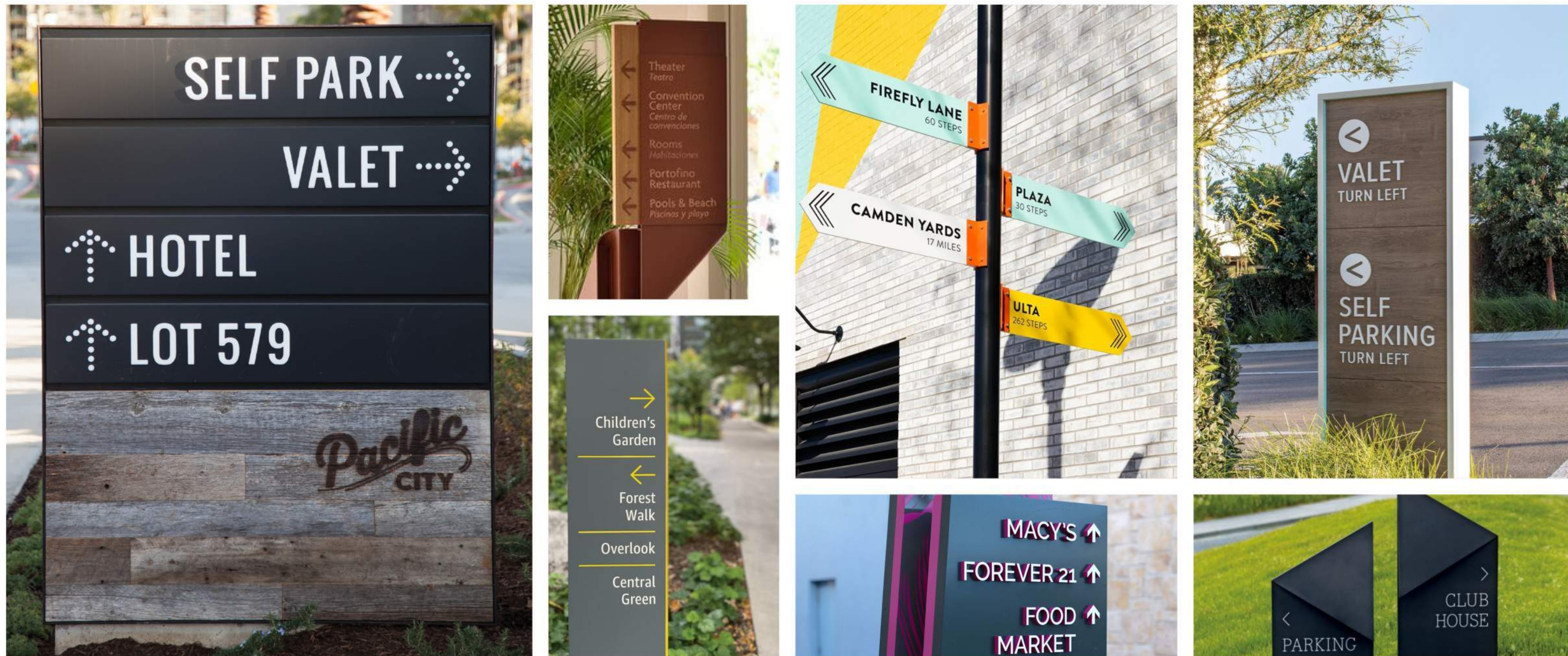
Identity signs serve many purposes. These signs play an important role in establishing the character of the site and promote the various brands that are found throughout the project.

- #
- 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
- Pedestrian Directory
- B4
- Advertising / Event Kiosk
- B5
- Rules & Regulations Identity
- #
- PARKING SIGNAGE
- P1
- Parking Directional
- P2
- Parking Space Identity NP
- P3
- Enhanced Regulatory Signage NP



1 Location Plan
Scale: NTS

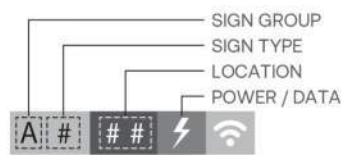




Wayfinding Signage

Wayfinding signs aid in visitors locating themselves in and navigating through the project. These signs answer two questions: "Where am I?" and "Which way do I go?". These signs also help give a perceived "edge" to the project's site.

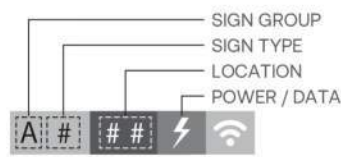
#	IDENTITY SIGNAGE
A1	Primary Identity Monument
A2	Secondary Identity Monument
A3	Digital Pylon Identity
A4	Tenant Identity Totem NP
A5	Freestanding Tenant Identity Monument
A6	Building Addresses NP
A7	Home Addresses NP
A8	Building Mounted Tenant Identity
#	WAYFINDING SIGNAGE
B1	Vehicular Directional
B2	Pedestrian Directional
B3	Pedestrian Directory
B4	Advertising / Event Kiosk
B5	Rules & Regulations Identity
#	PARKING SIGNAGE
P1	Parking Directional
P2	Parking Space Identity NP
P3	Enhanced Regulatory Signage NP



Parking Signage

Parking identities, directionals, and other signs are significant factors in the arrival and departure experience. Their importance is heightened on high traffic days and in projects where many new visitors are expected on a regular basis.

#	IDENTITY SIGNAGE
A1	Primary Identity Monument
A2	Secondary Identity Monument
A3	Digital Pylon Identity
A4	Tenant Identity Totem 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	Pedestrian Directory
B4	Advertising / Event Kiosk
B5	Rules & Regulations Identity
#	PARKING SIGNAGE
P1	Parking Directional
P2	Parking Space Identity NP
P3	Enhanced Regulatory Signage NP



rsmdesign

Signage & WayfindingEntitlements Package

15

University Beach
Northport, AL

3

Sign Type
Diagrams

rsmdesign

Signage & WayfindingEntitlements Package

16

University Beach
Northport, AL

Sign Type A1

primary identity monument

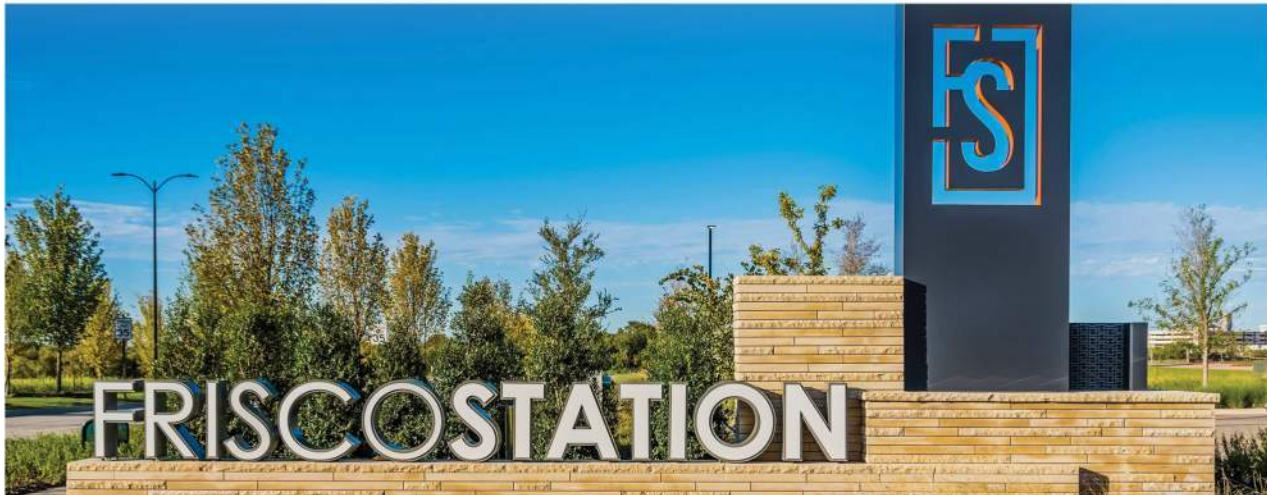
APPLICABLE CODE SECTIONS

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 & WayfindingEntitlements Package

17

University Beach
Northport, AL

Sign Type A2

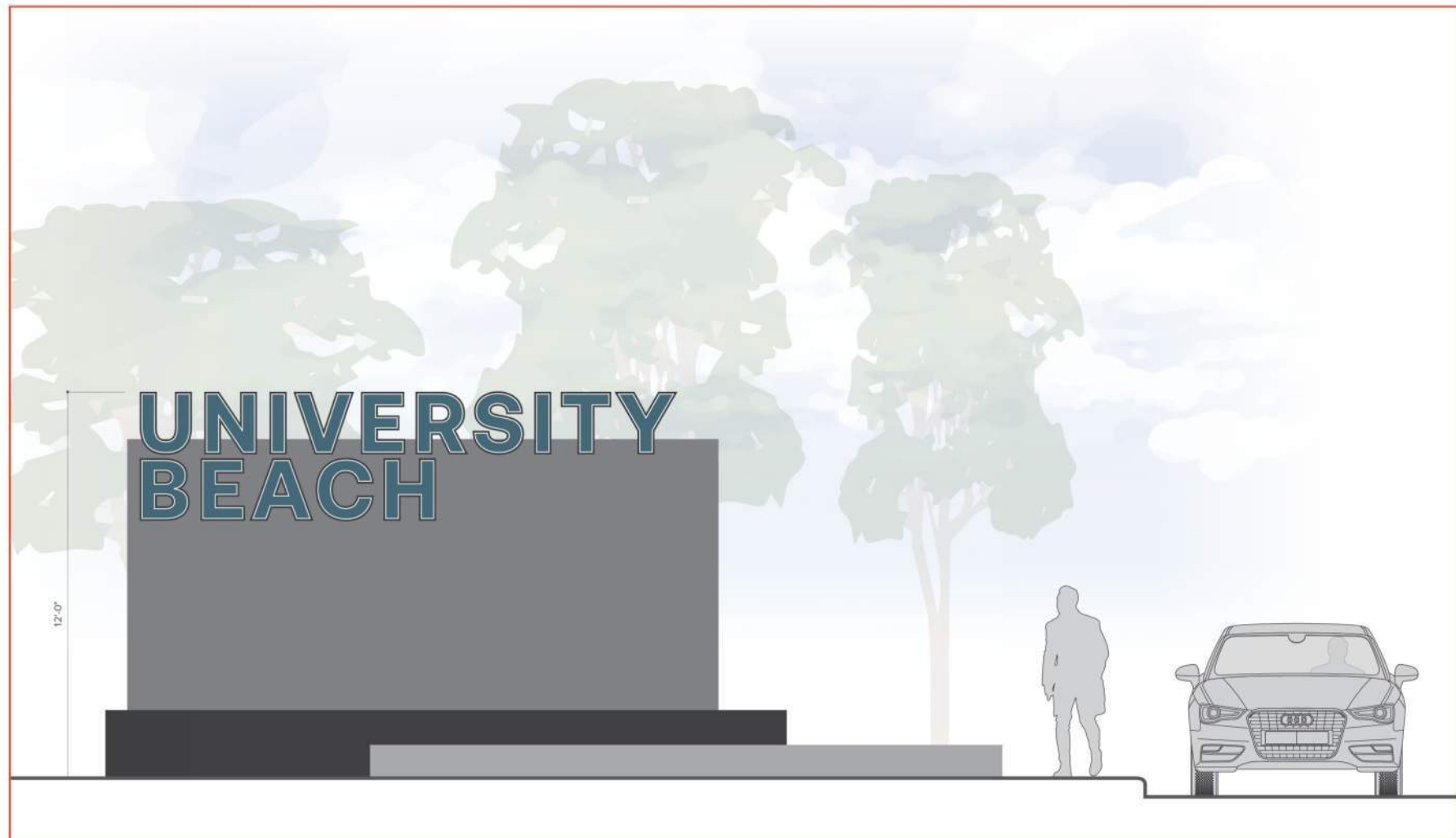
secondary identity monument

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.



rsmdesign

Signage & WayfindingEntitlements Package

18

University Beach
Northport, AL

Sign Type A3

digital identity pylon

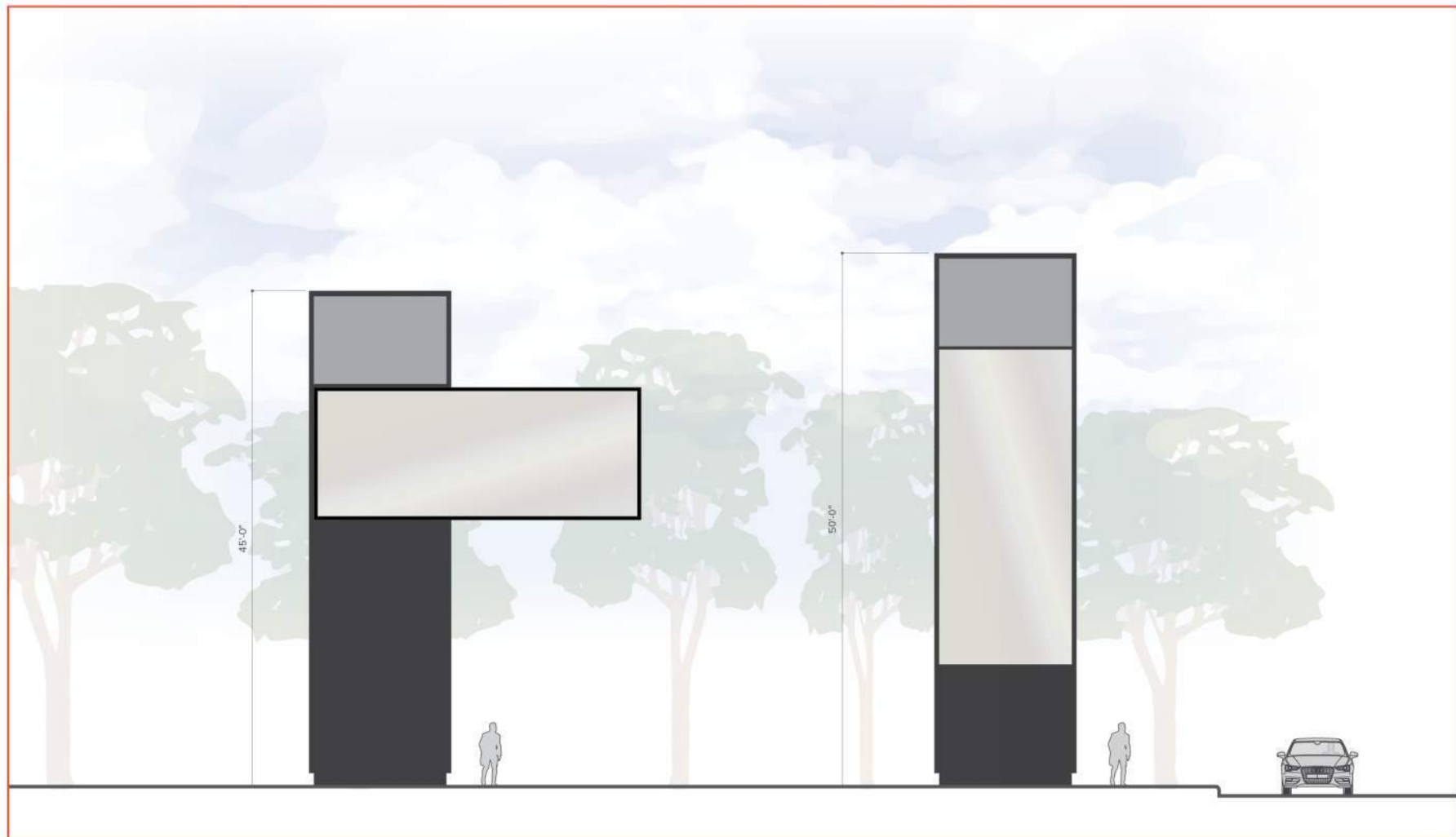
APPLICABLE CODE SECTIONS

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



SIGNAGE ENTITLEMENTS

XS005

Page 118 of 177

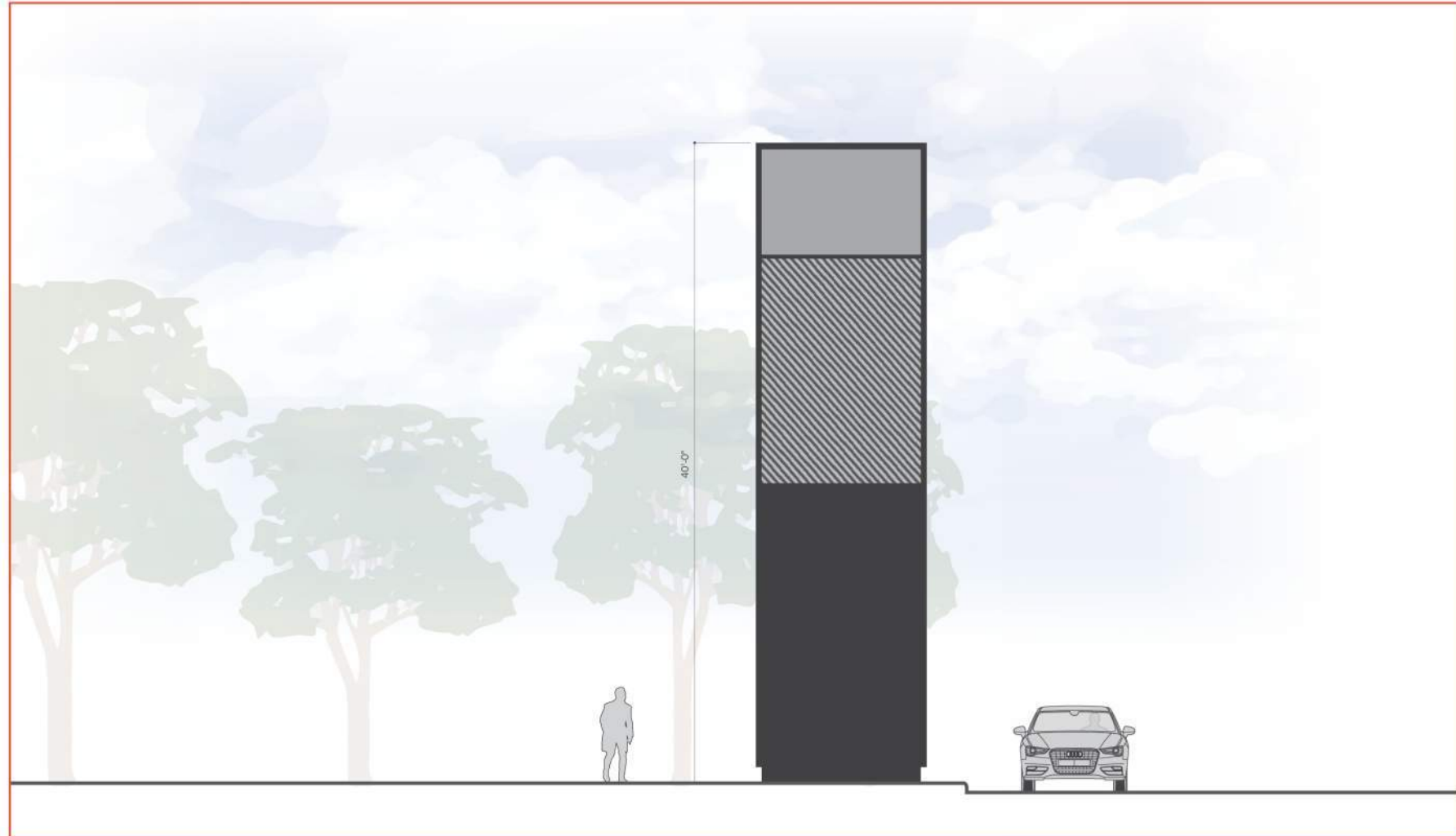
Sign Type A4

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



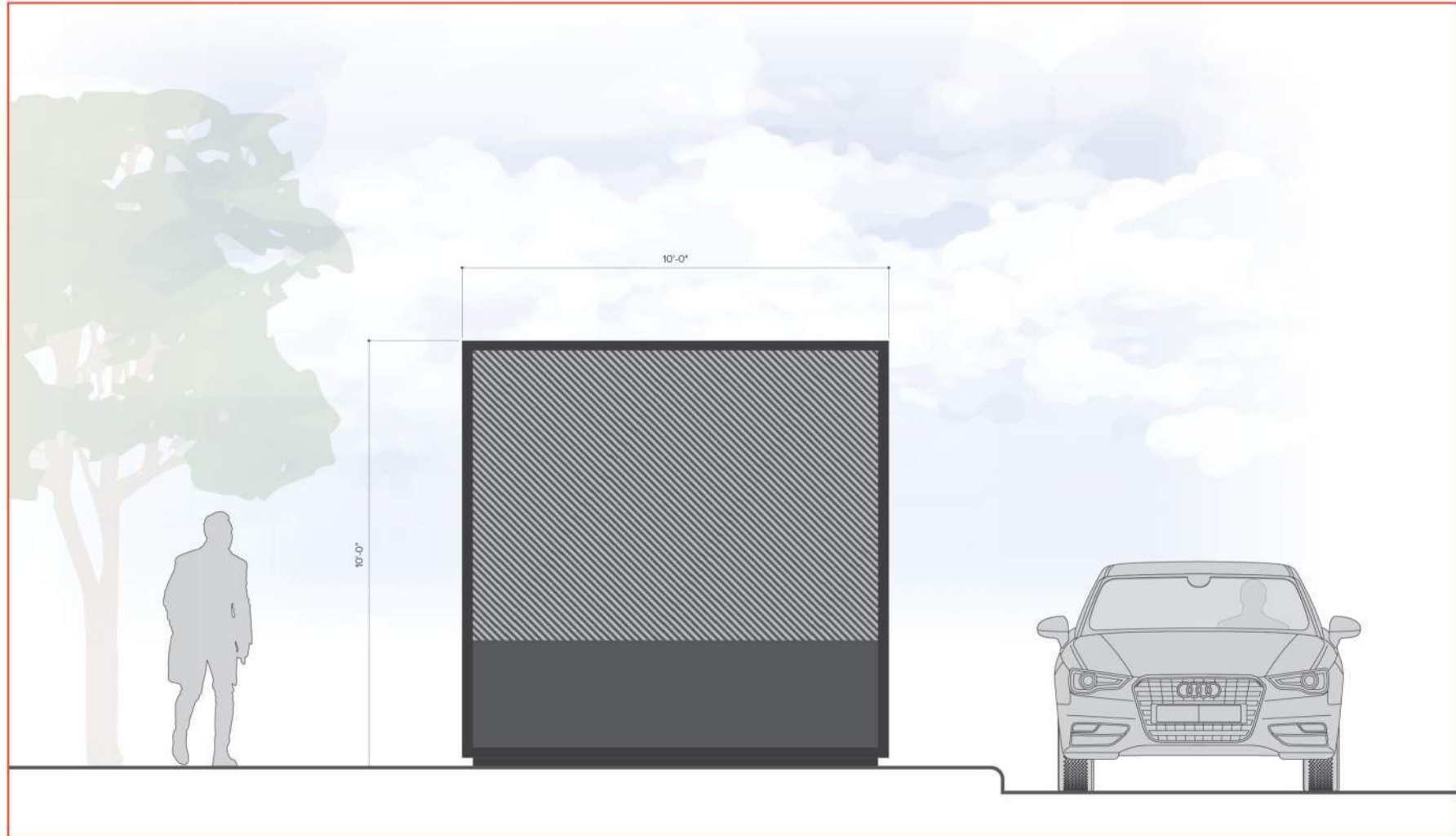
Sign Type A5

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



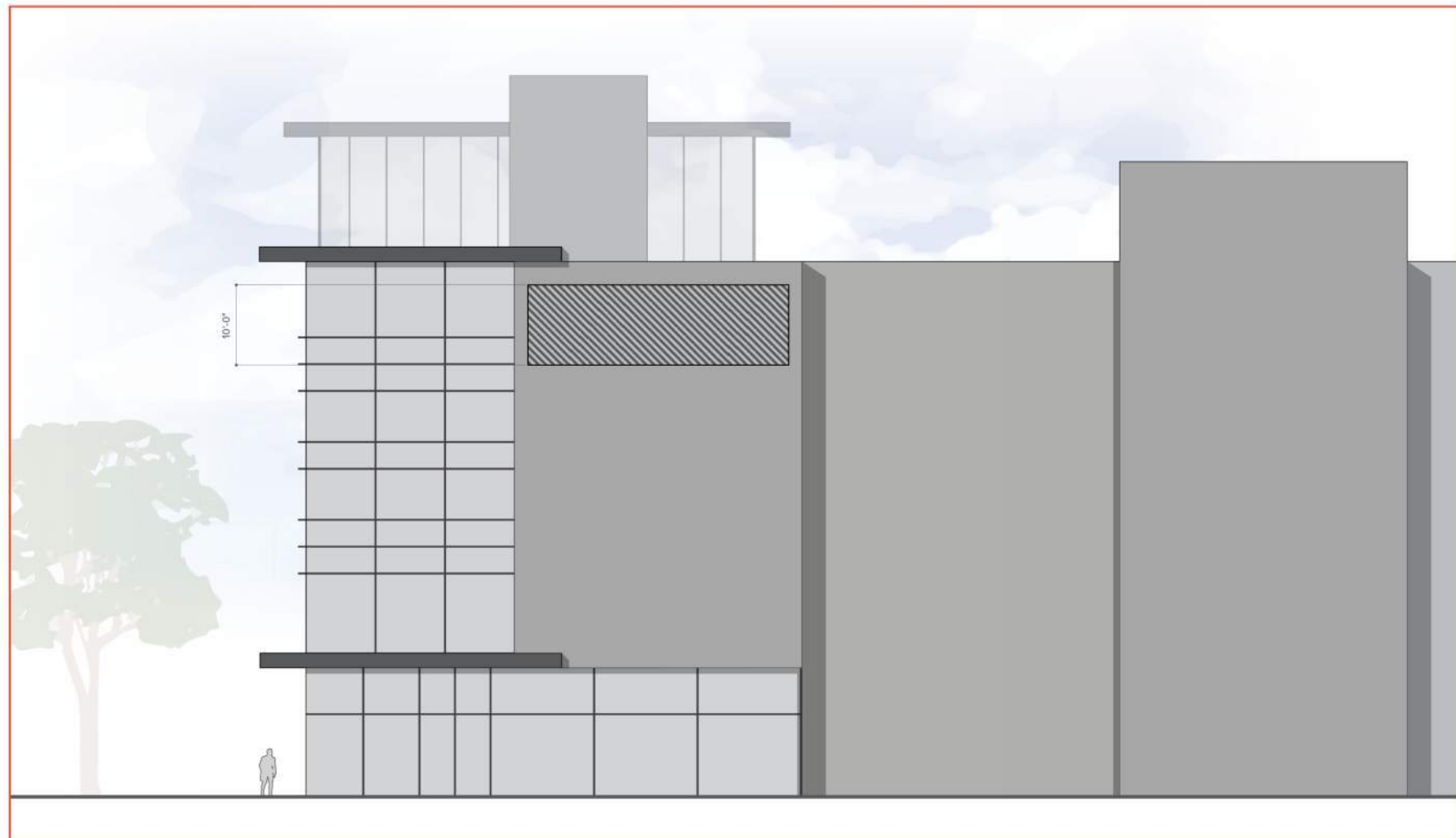
Sign Type A8

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



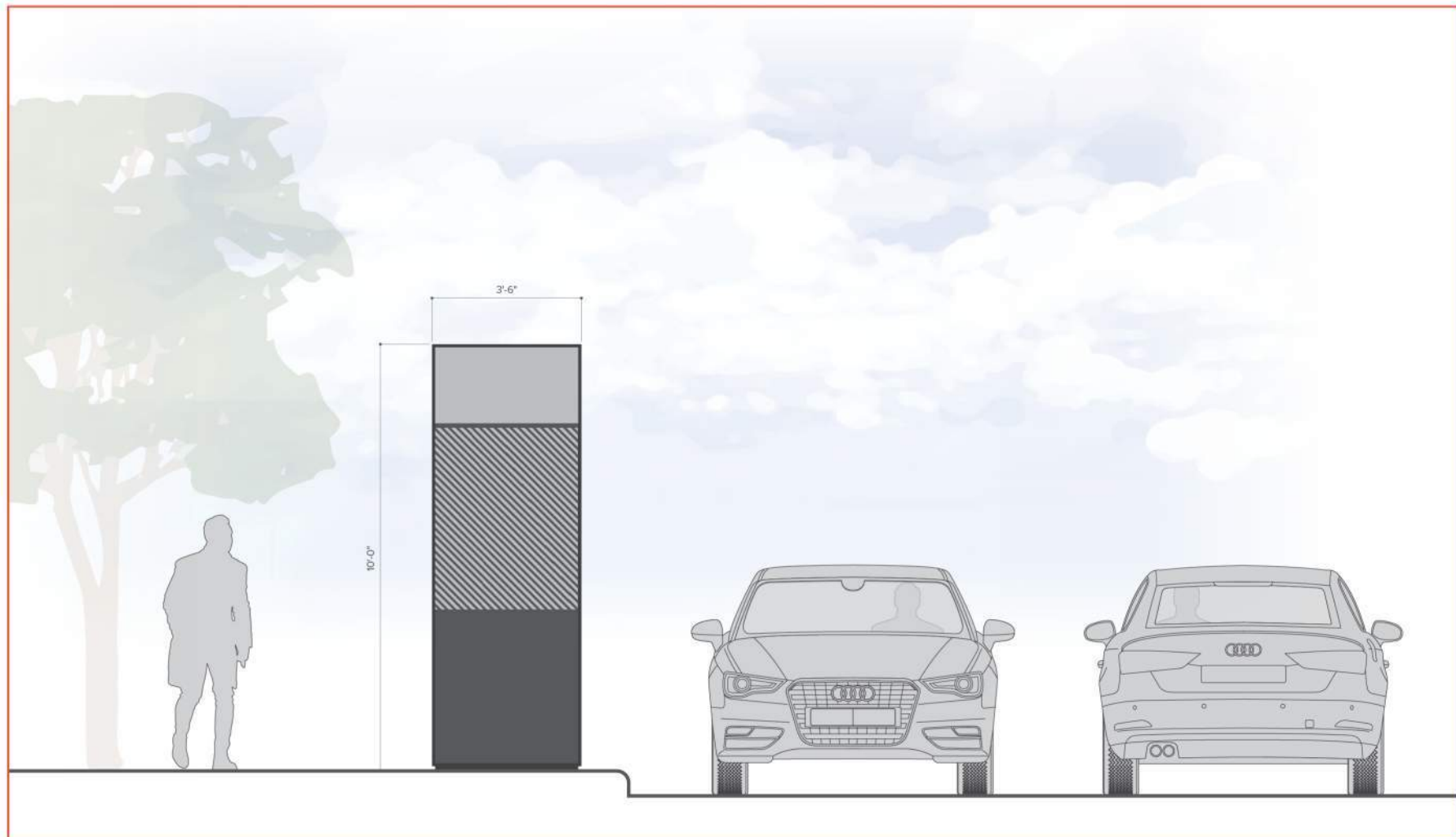
Sign Type B1

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



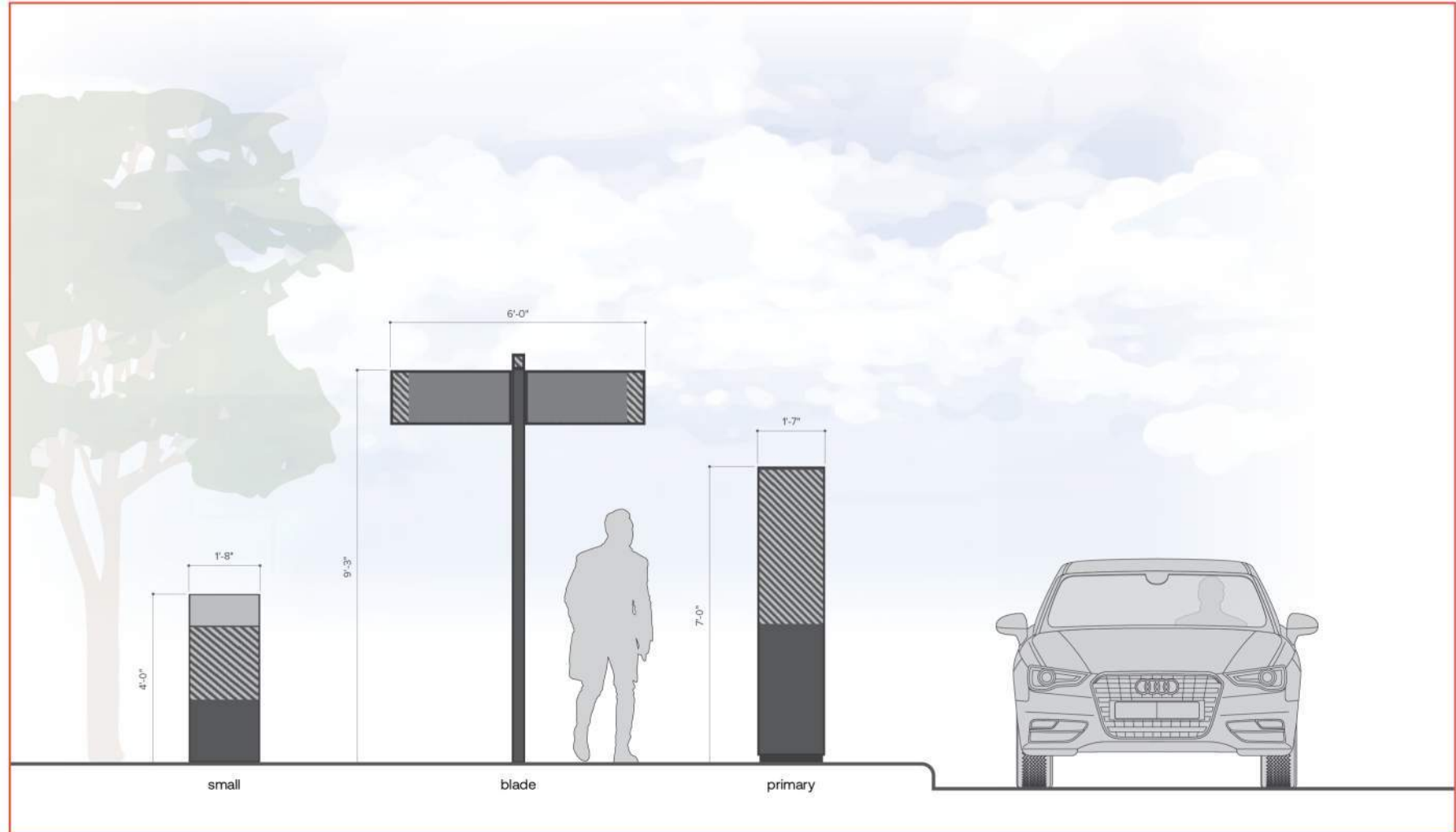
Sign Type B2

pedestrian directional

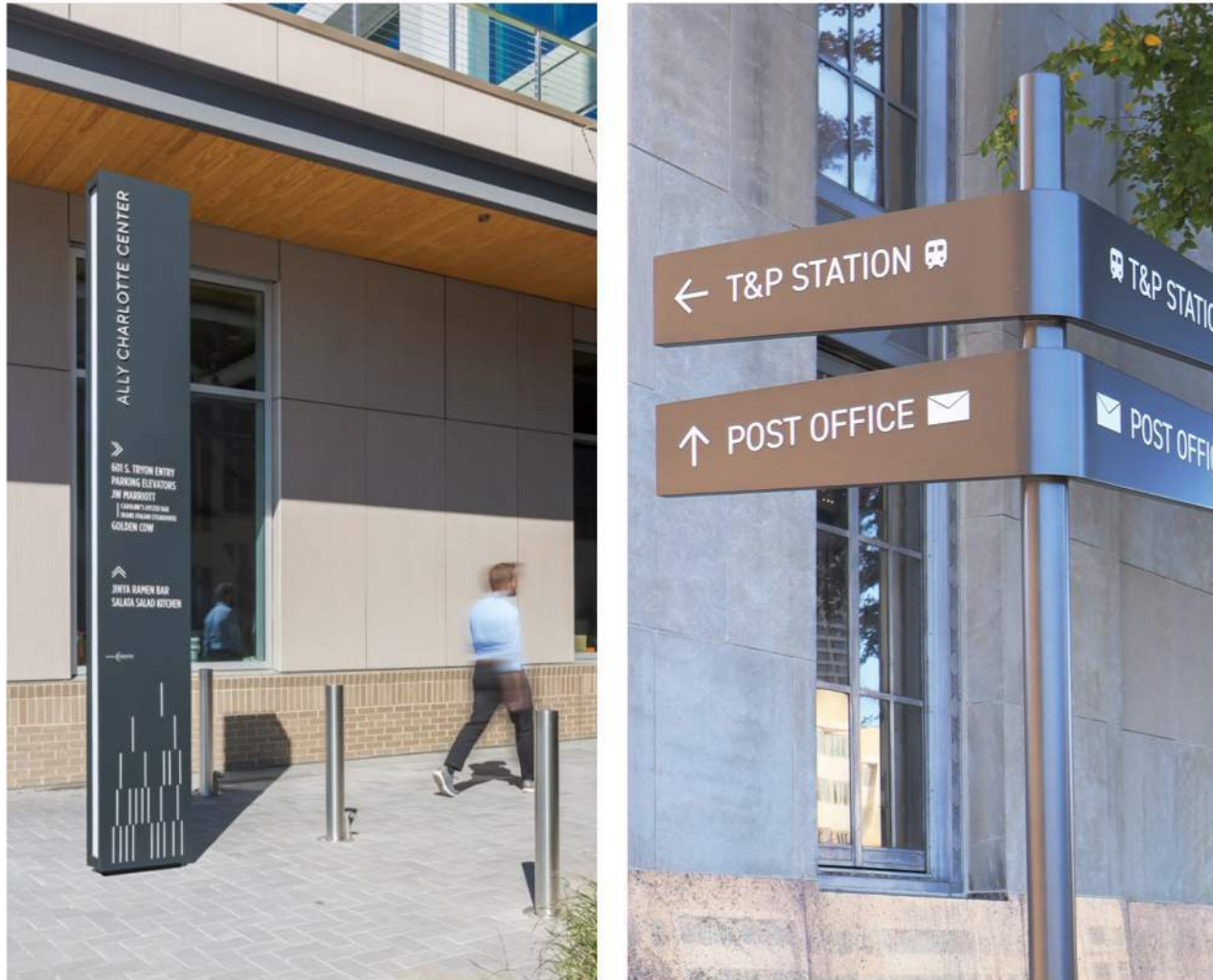
APPLICABLE CODE SECTIONS
N/A

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



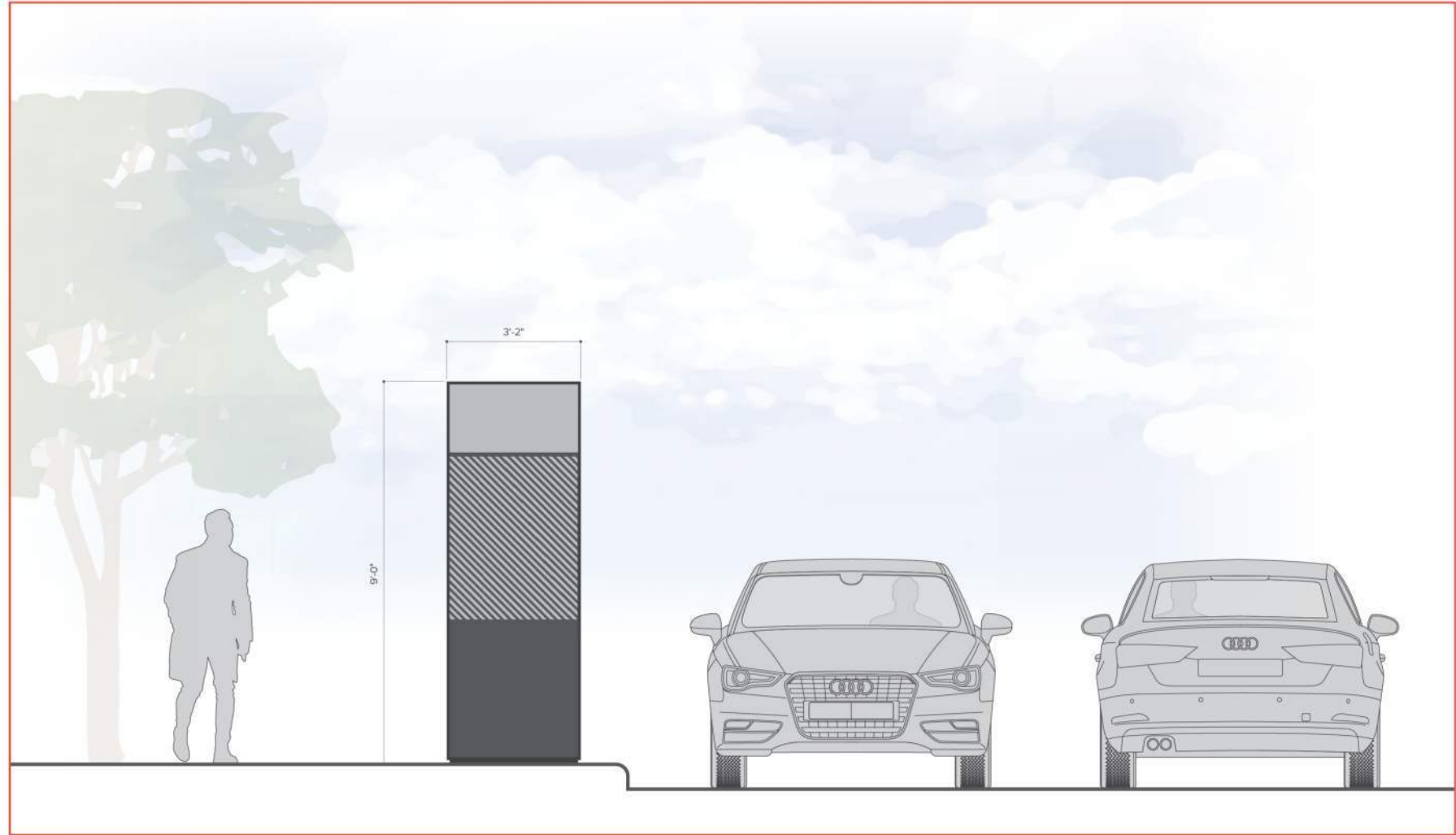
Sign Type B4

advertising / event kiosk

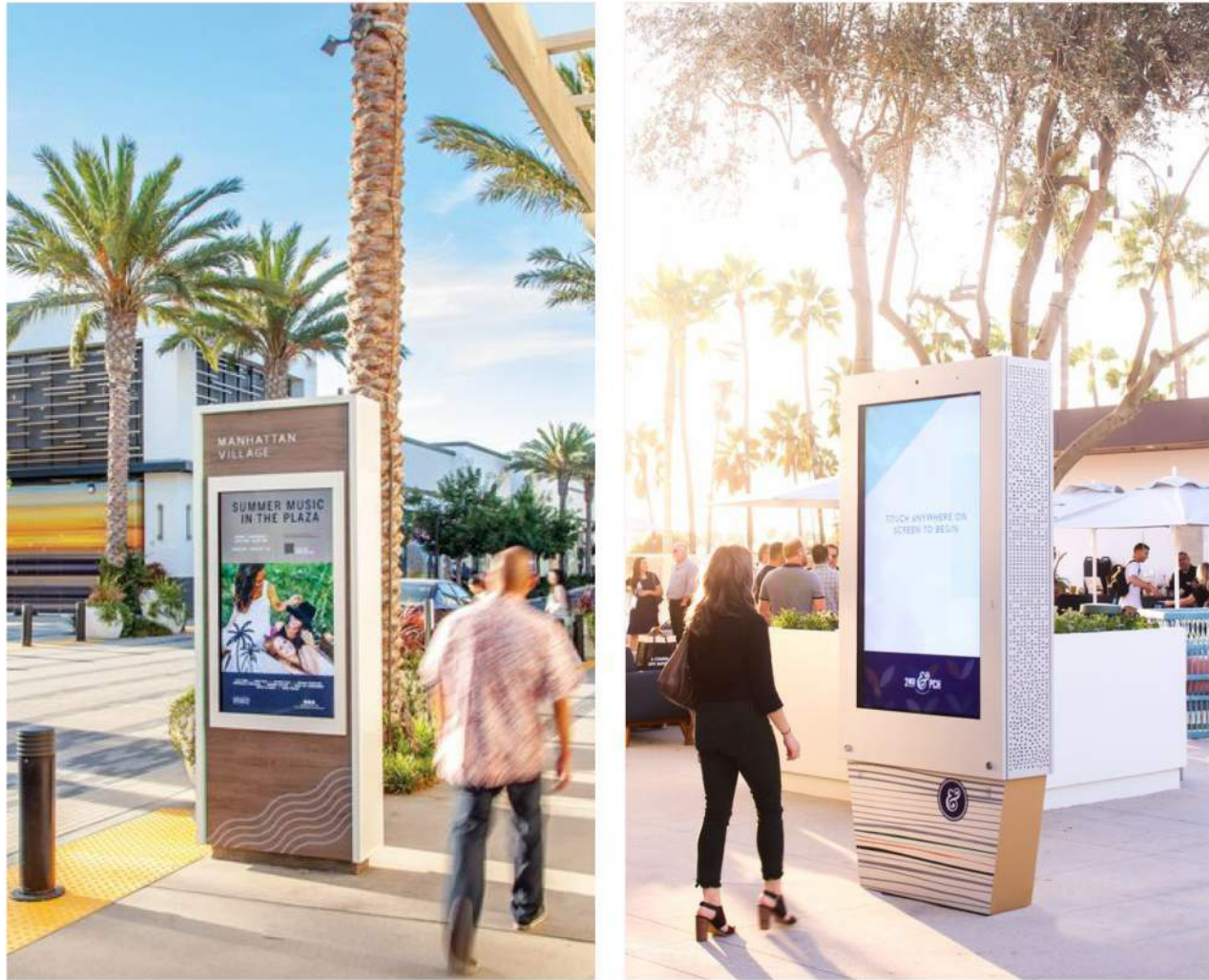
APPLICABLE CODE SECTIONS
Sec. 10.0702 - Freestanding Signs (D) Reader Boards
The code permits only one freestanding sign per "lot" and only one digital sign per development. A variance may be needed.

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



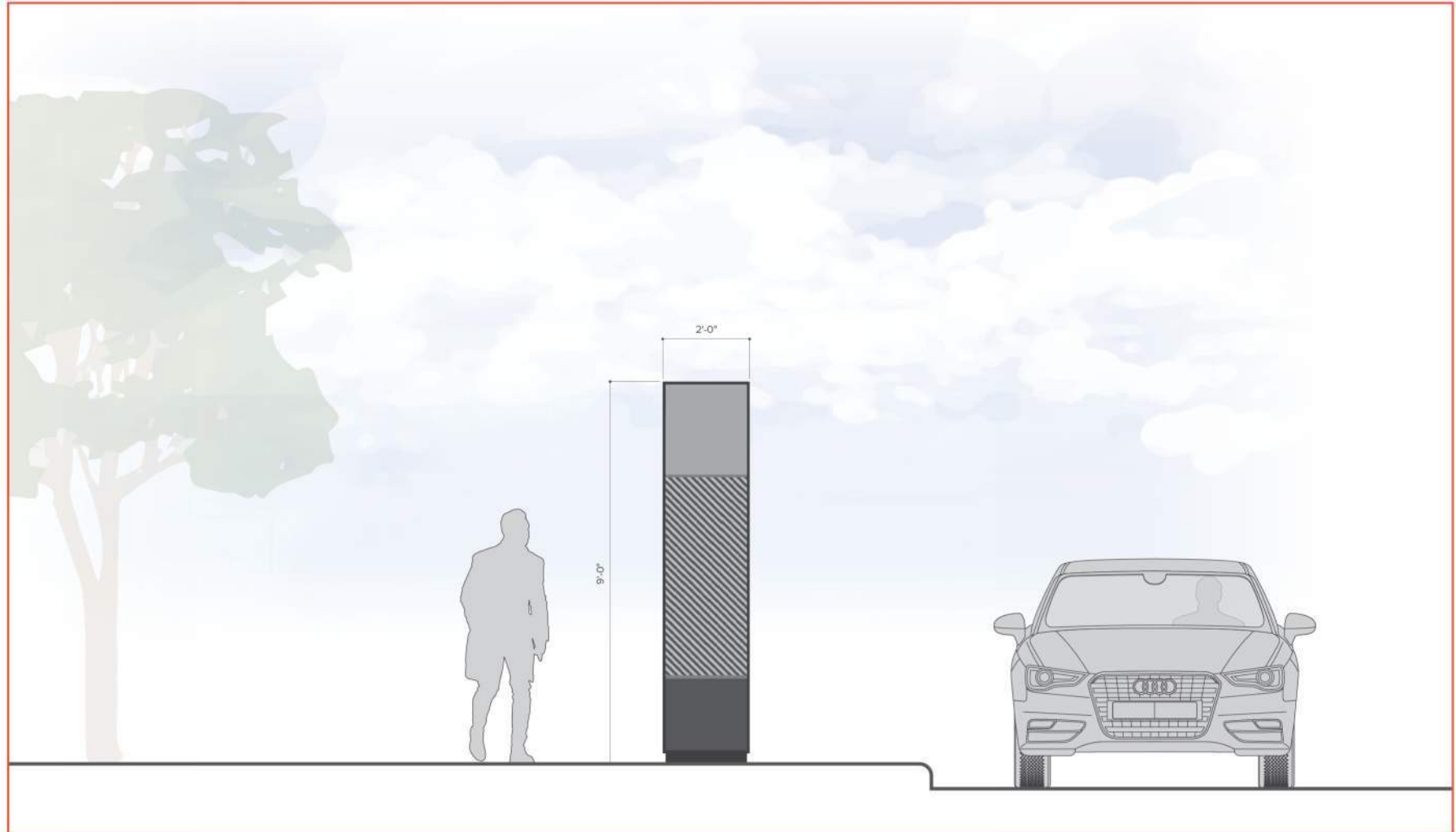
Sign Type B3

pedestrian directory

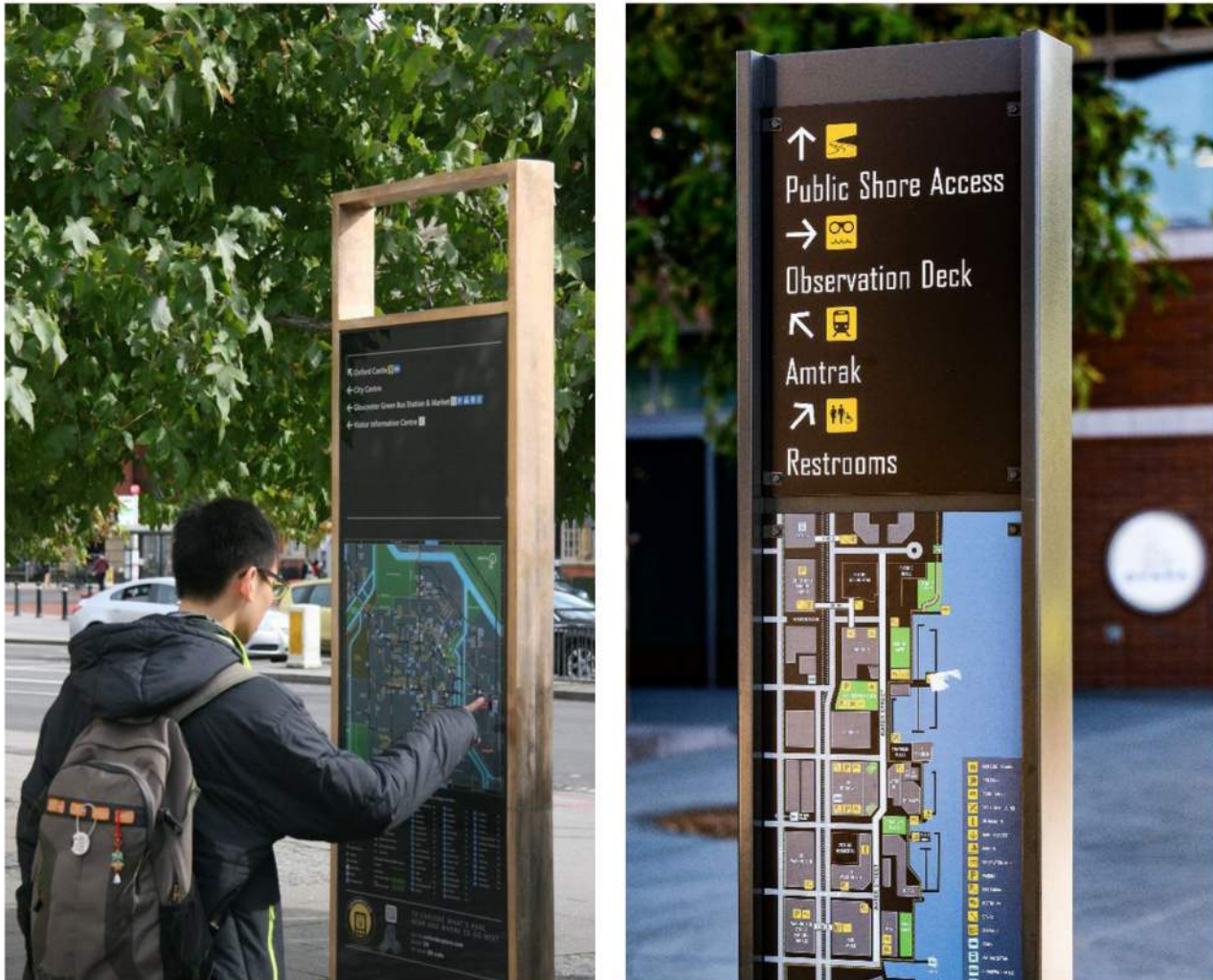
APPLICABLE CODE SECTIONS
N/A

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



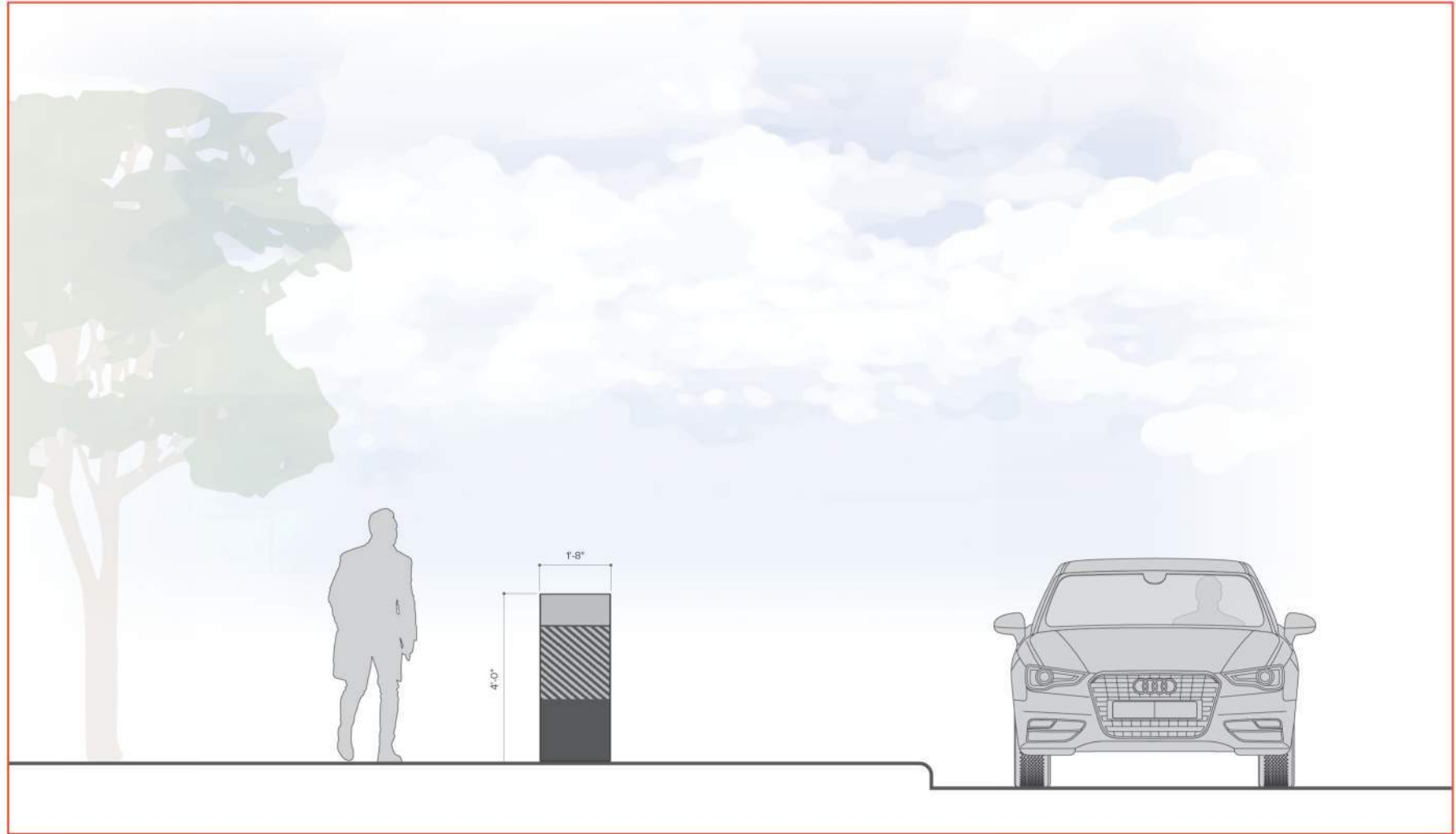
Sign Type B5

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

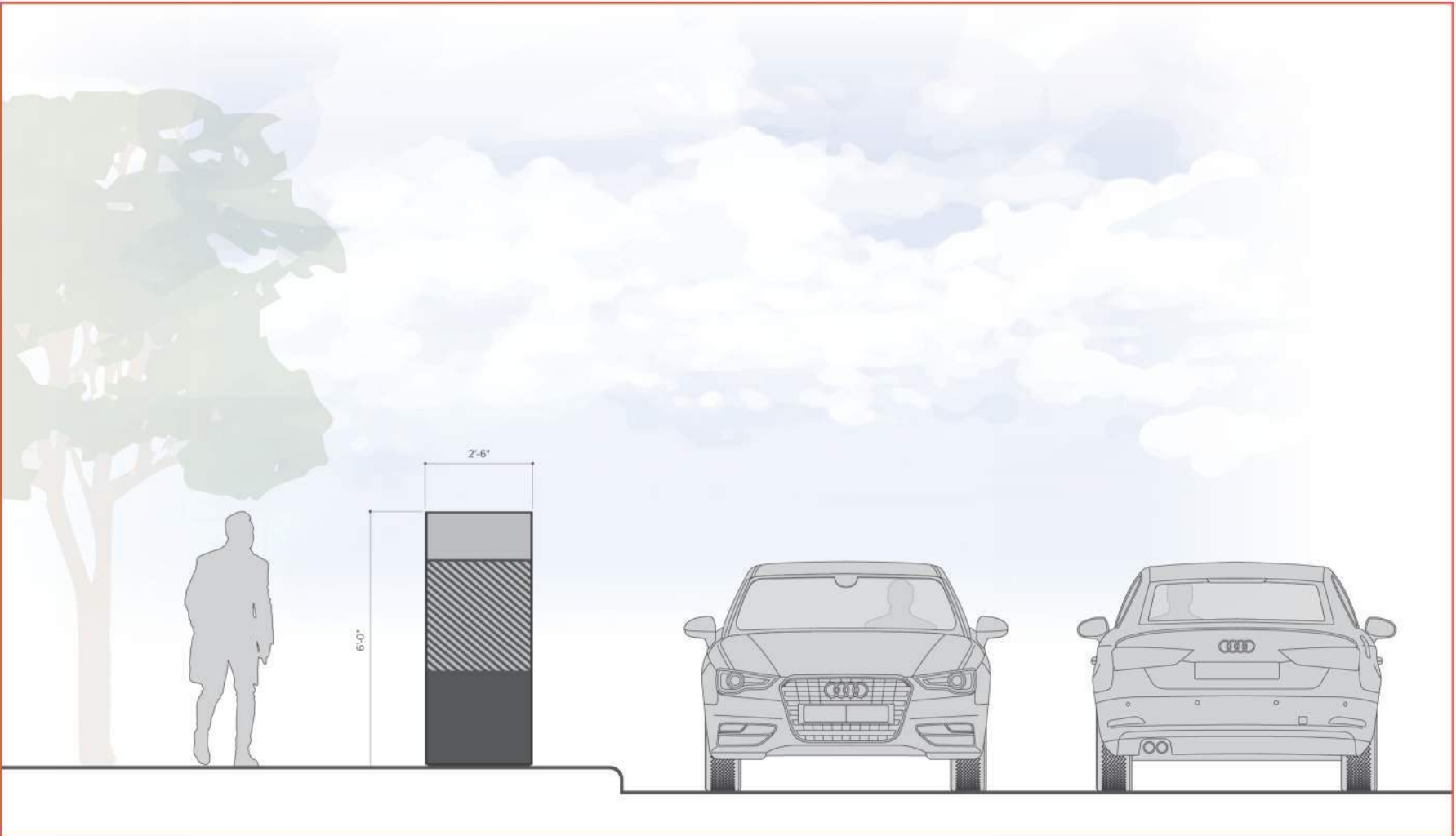


Sign Type P1

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

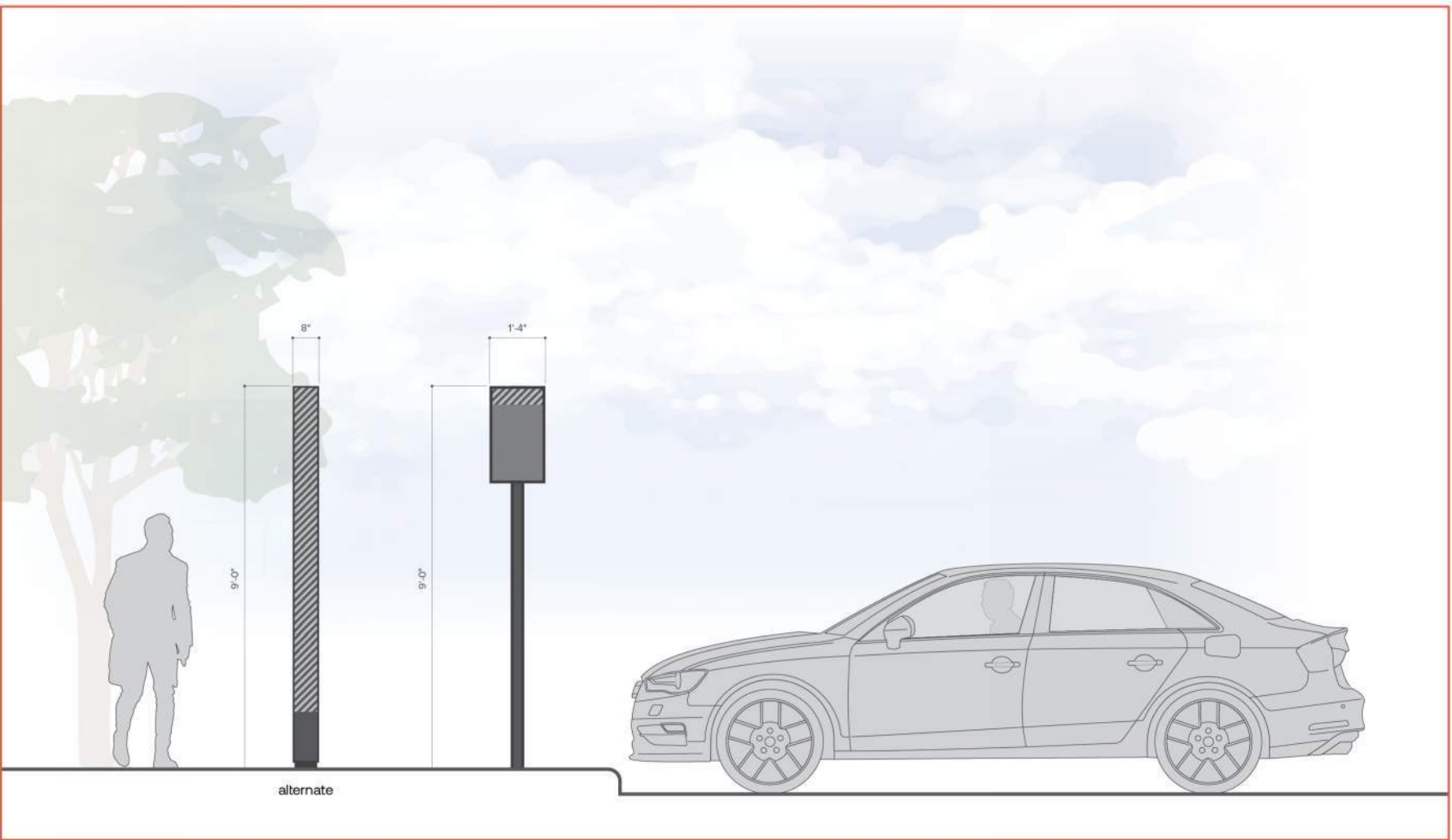


Sign Type P2

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	6' - 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

SCALE
0 15' 30' 60'





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

PLANNING/DESIGN

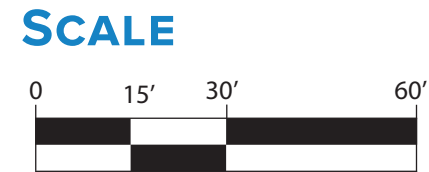
ENGINEERING

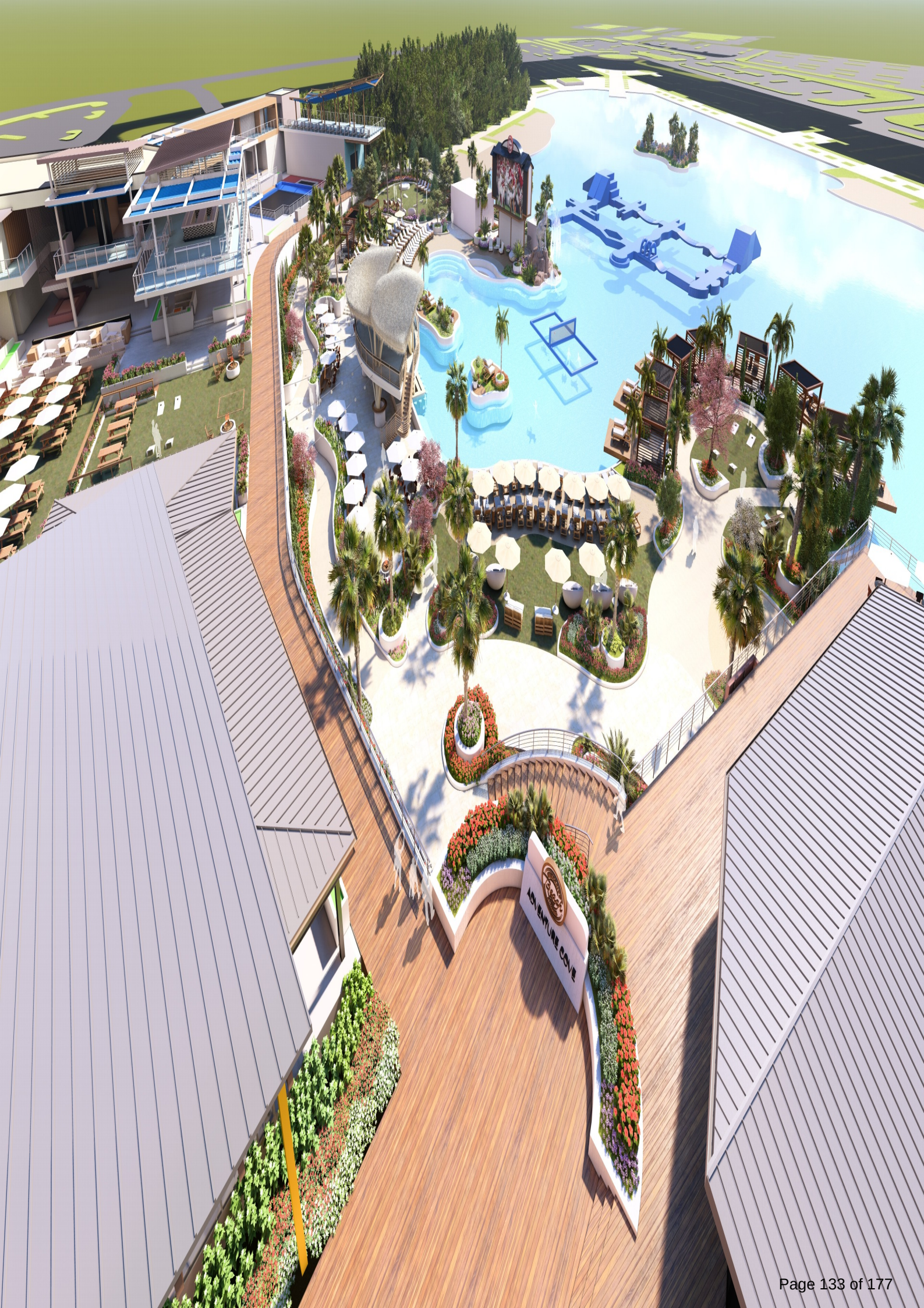
MANUFACTURING

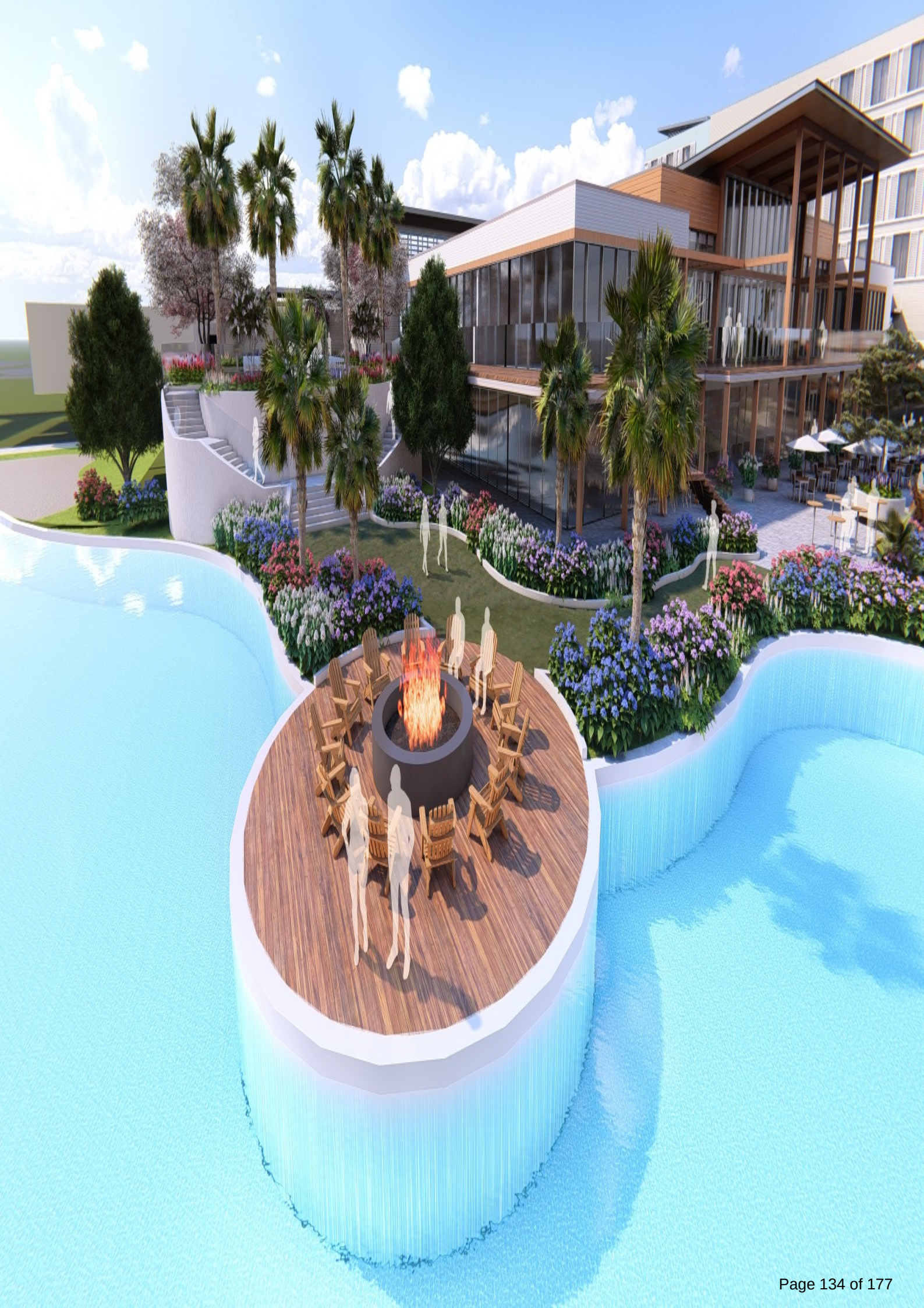
CONSTRUCTION

DATE
MARCH 13, 2024

SHEET
WATERPARK
CONCEPT







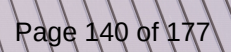


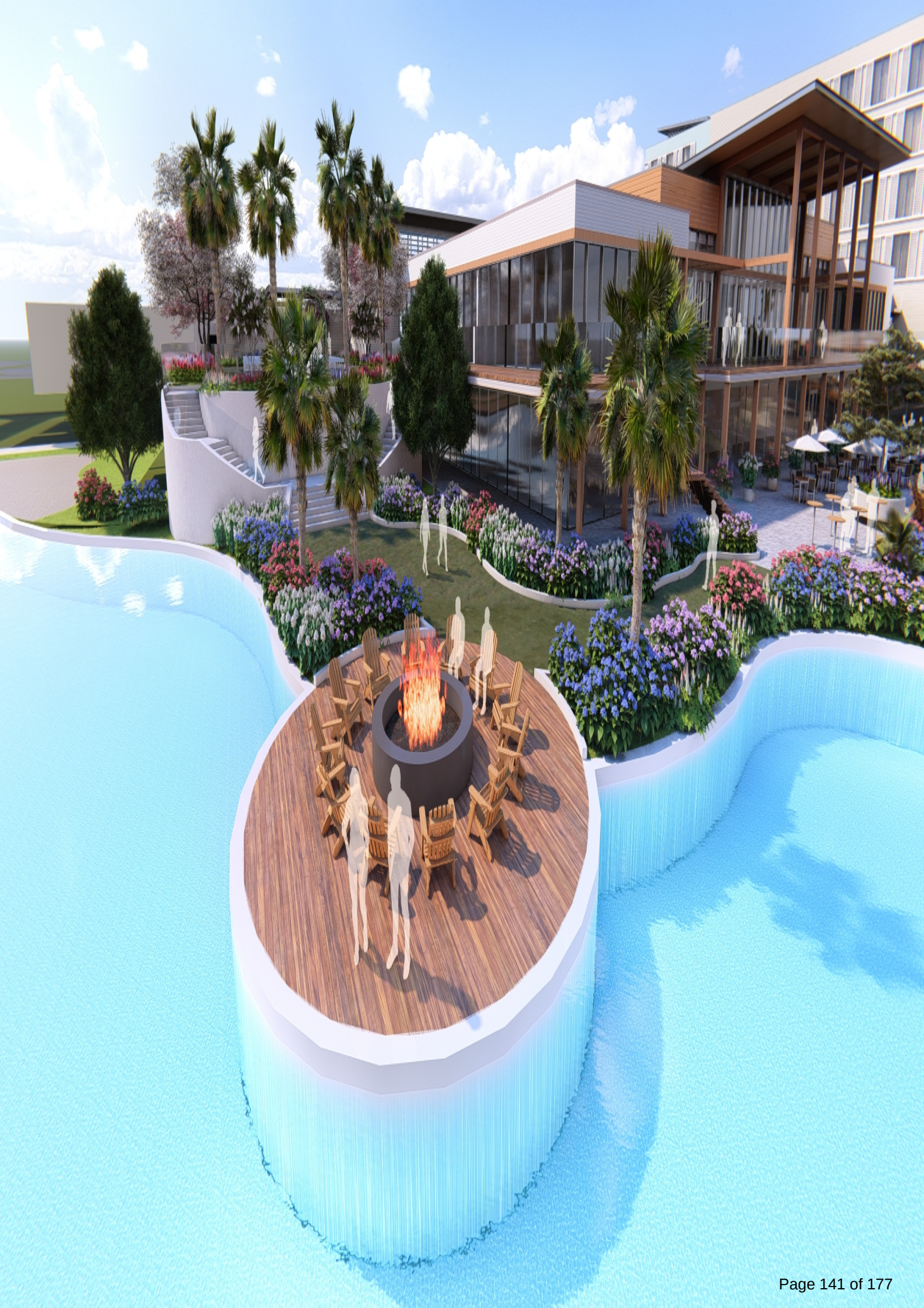
















City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

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.

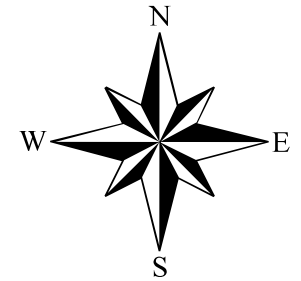
City of Northport Planning Commission

Rezoning Request

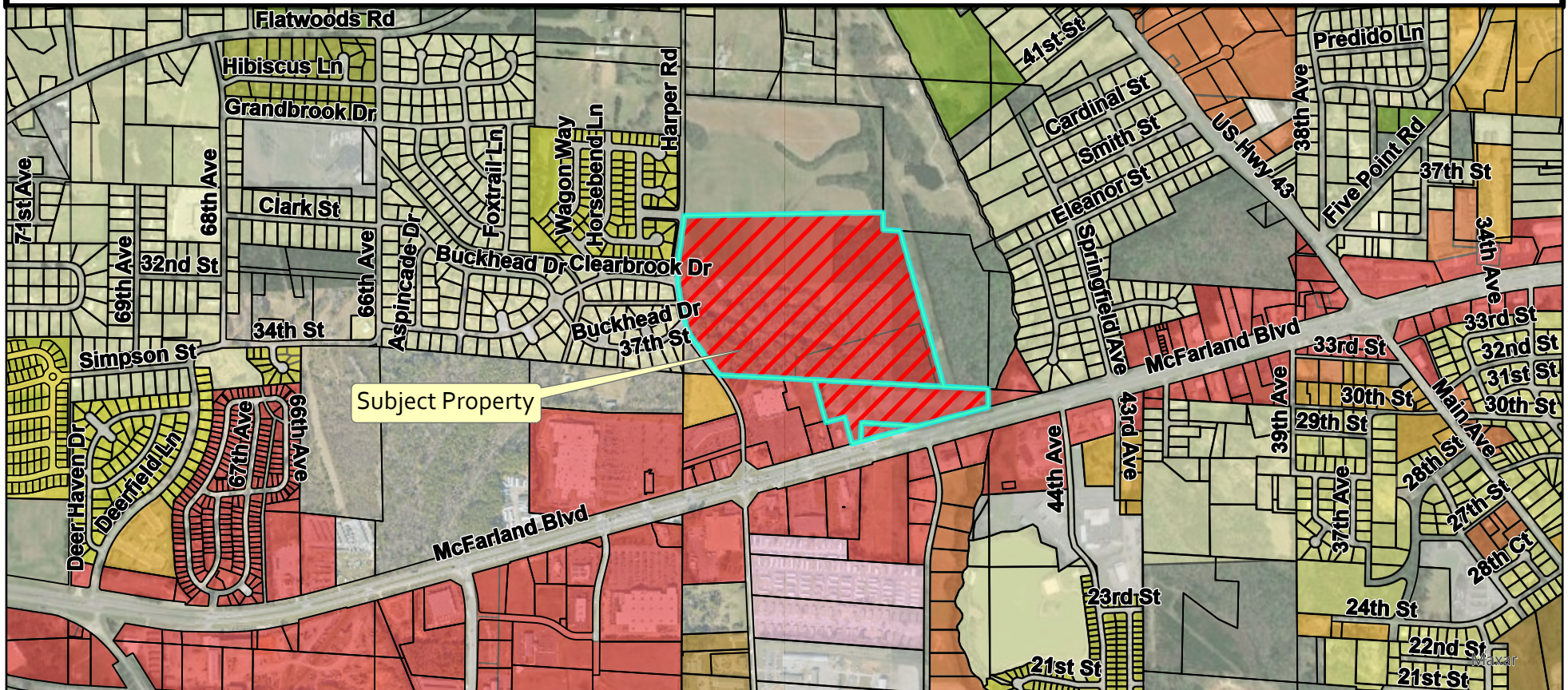
Zoning

- | | |
|--|---|
|  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.



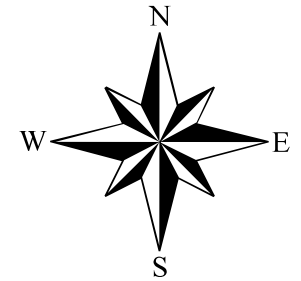
City of Northport Planning Commission

Rezoning Request

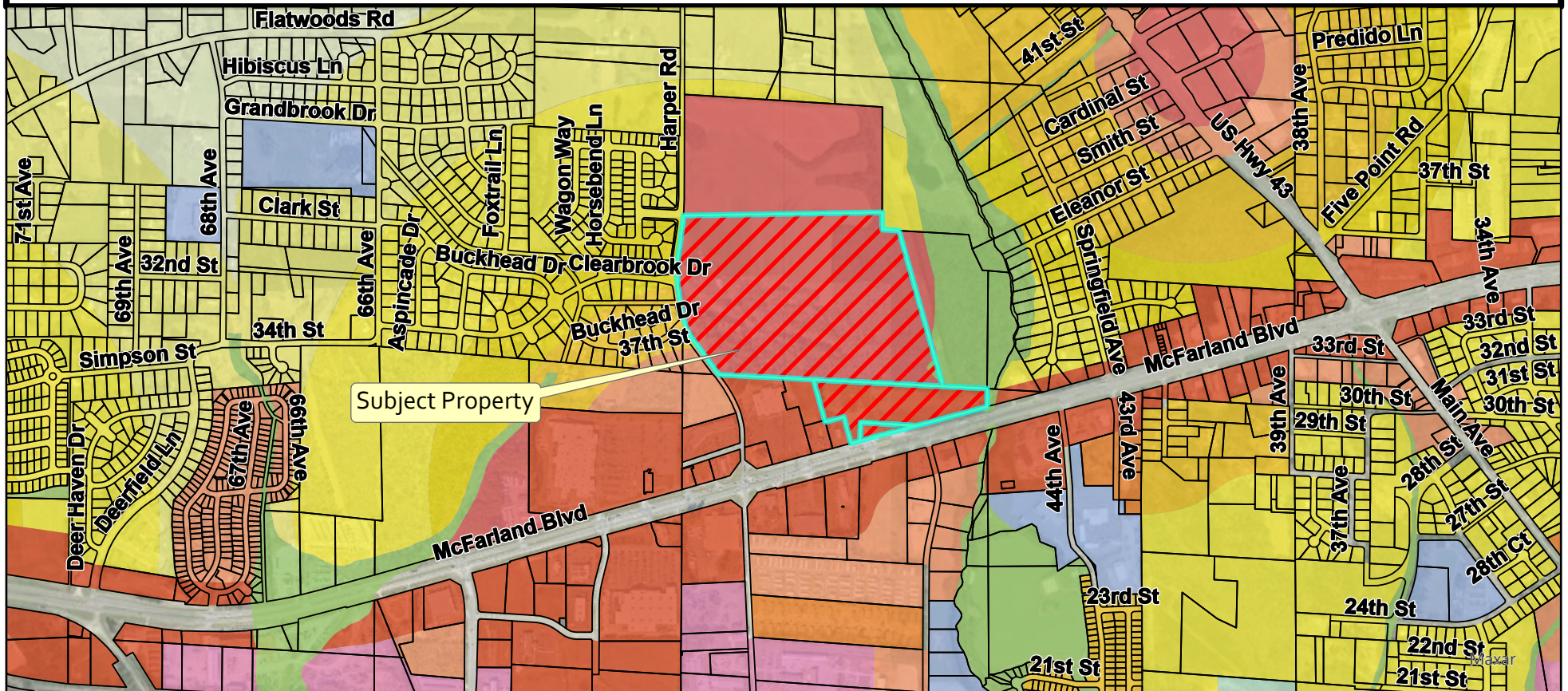
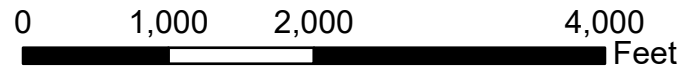
Future Land Use

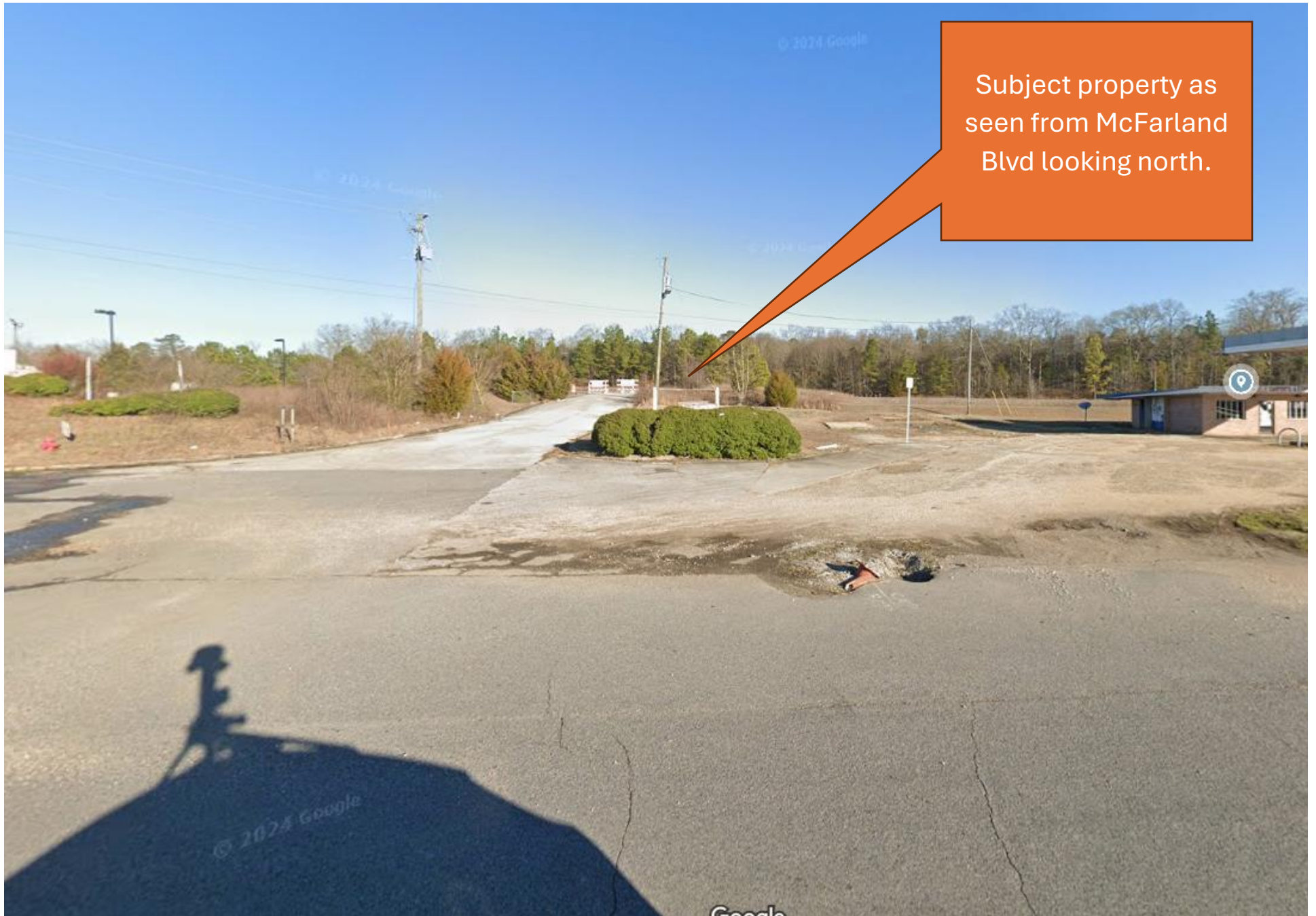
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential

- 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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Subject property as
seen from McFarland
Blvd looking north.



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. 11.c.2.

MEETING DATE: May 19, 2025

SUBJECT: Second Reading, Ordinance Amending the Zoning Ordinance

Unfinished Business:

Public Hearing: X

New Business:

First Reading:

Consent Agenda:

Second Reading: X

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:

I move to approve the ordinance to amend the Northport Zoning Ordinance.

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	

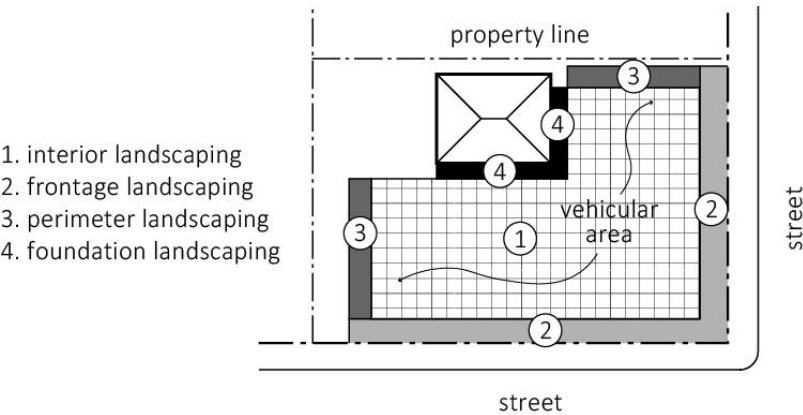


Figure 9-1 Vehicular Landscaping Areas

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.