

The regular called Meeting of the Northport City Council convened at 5:30 p.m. on Monday, May 19, 2025 at Northport City Hall, located at 3500 McFarland Blvd, Northport, AL, 35476, in the Council Chambers. The invocation was offered by Mayor Hinton and President Bobo led the assembly in the Pledge of Allegiance. Upon roll call, the following were found to be present: Pro Tem Washington, Councilman Wiggins, Councilman Aiken, Councilwoman Dykes and President Bobo. Also present at tonight's meeting, Mayor Hinton and City Administrator Webb.

PRESENTATIONS

Mayor Hinton presented a proclamation to Fifth & Handle for May Business of the Month. He also read aloud a proclamation recognizing Public Works Appreciation Week.

APPROVAL OF AGENDA

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to approve the agenda for May 19, 2025, as printed. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

VISITORS TO ADDRESS COUNCIL

Jaime Conger – 1108 Vestavia Circle - Regarding the Resolution to Establish Polling Locations for the 2025 Municipal Elections.

Pat Geddes – 2605 Mayfield Street - Inquire about selected polling locations after the recent municipal redistricting.

UNFINISHED BUSINESS

Motion by Councilman Wiggins, **Second** by Councilwoman Dykes to adopt **Ordinance 2265 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. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously**

Motion by Pro Tem Washington, **Second** by Councilman Wiggins to adopt **Ordinance 2266 establishing the Use of Electronic Vote Counting Devices.** The use of the DS200 ballot scanner/voting machine and the ExpressVote Voter Assist Terminal, a system which complies with Section 17-7-21 of the *Code of Alabama* and any regulations adopted pursuant thereto, is hereby authorized for the reporting, counting, and tabulating of any and all election results. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously**

NEW BUSINESS

First Reading, Offered by Councilwoman Dykes, **Permanent Resolution dedicating right-of-way along Park Street in the City of Northport.** The City of Northport has right-of-way along Park Street. More right-of-way will be needed for sidewalks, utilities, etc. in the event there are improvements made to Park Street in the future.

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to adopt **Resolution 25-88 Establishing Polling Locations for the 2025 Municipal Elections.** 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. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; Councilman Aiken, No; President Bobo, Yes. **Motion Carried.**

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to adopt **Resolution 25-89 Authorizing the City Administrator to Execute a Proposal with TTL, Inc. for Professional Design Services on Hospital Drive Extension and 3rd Street Improvements Project.** 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. This resolution will 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. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Pro Tem Washington, Second by Councilman Aiken to adopt Resolution 25-90 Establishing the Fee for Vacating the Public Right-of-Way in the City of Northport - A Portion of 18th Avenue. This will 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. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, Second by Pro Tem Washington to adopt Resolution 25-91 Authorizing the City Administrator to Execute a Proposal from The Cassady Company Inc. for Professional Services for the Wastewater Treatment Plant Outfall Relocation Project. This resolution will 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. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

Motion by Councilman Wiggins, Second by Pro Tem Washington to adopt Resolution 25-92 authorizing the City Administrator to Execute a Lease for the UCP Building. This resolution authorizes the City Administrator to lease the UCP Building to The Bridge Builder Friendship Foundation, Inc. for the purpose of youth programs. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

CONSENT AGENDA

Motion by Pro Tem Washington, Second by Councilman Wiggins to approve the Consent Agenda as printed for the May 19, 2025, Council Meeting:

1. Minutes, May 5, 2025, Regular Meeting - Glenda Webb
2. Bill Listing - Glenda Webb
3. Purchase Requisition, 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.
4. Purchase Requisition, Annual Renewal with CivicPlus for SSL Management, DNS & Domain Hosting, and DNS Hosting for .GOV in the amount of \$9,372.15.
5. Purchase Requisition, Agenda and Meeting Management Annual Fee to CivicPlus in the amount of \$9,052.05.
6. Purchase Requisition, 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.
7. Purchase Requisition, Black Warrior Solid Waste, in the amount of \$10,000.00, for tipping fees to haul biosolids from the Wastewater Treatment Plant to the landfill. This amount should cover the remainder of the fiscal year.
8. Purchase Requisition, Motorola Solutions is for the Flex Equipment and Evidence Maintenance Agreement in the amount of \$68,330.89.

REPORTS OF SPECIAL COMMITTEES OF COUNCIL

There were no reports.

PUBLIC HEARINGS

- A. There were **no** Public Hearing items on the agenda for the **Engineering Department**.

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

- i. President Bobo opened the floor for item 11.c.1.
- ii. Kent Donahue – 2121 Midway Road, Carrollton, TX – As developer gave an updated presentation including a fly thru video.
- iii. Tuffy Holland – 3314 Mayberry Lane – Expressed concerns regarding significant risks, utilities, emergency services, noise and safety issues. Stated the City should have spent money on other items. Reminded citizens that this received unfavorable vote from Planning and Zoning Commission, that there is opposition from residents and there is no guarantee for success. Does City know viability? Stated that there is no verifiable history of developer. Can we use legal authority to stop or renegotiate. The item was rushed through. Overall feels that risks outweigh benefits – should be transparent not speculative. Council should shelve vote to look at feasibility study and do due diligence.
- iv. Timothy Beasley – 5605 Clearbrook Drive – Raised issues regarding noise ordinance and concerts. The council should represent citizens. Citizens should have been allowed to vote. Money should have been used to help existing businesses. Storm water concerns.
- v. Nini Jobson – 1534 Bellwood Lane – Why did the developer have 9 minutes to present while others were interrupted?
- vi. Bobby Johnson – 5615 Bridle Lane – Is the entrance off of Hwy 82? If not approved, how will entrance be obtained; will it be Harper Road? This council doesn't listen to citizens, doesn't expect them to listen tonight.
- vii. Councilman Aiken – Appreciate effort of developer. Concerned about drainage
- viii. Andy McCartney – TTL – Stormwater is implemented in plan.
- ix. Councilwoman Dykes – Have the heights of the buildings and FAA requirements been approved? How many parking spaces will there be (1,650)? What is the capacity for concerts? How will staff and retail stores be recruited? Requested a copy of the feasibility study. Who will build residential homes, local builders?
- x. Zach Stone – Oakway – Council has not heard the citizens. Project will be a hinderance to citizens. He is asking the council to listen.
- xi. Tom Morrison – 15050 Murry Lane – Will gambling be allowed? What will the admission for a family of 4 be?
- xii. Larry Turner – 4103 Street – Concerned about the impact to roads and infrastructure.
- xiii. Barbara Phifer – 5305 Northwood Lake – who would want to come to Northport to have a wedding with a conference going on or the water park being open? Doesn't think homes will sell for the high estimated pricing.
- xiv. President Bobo closed the floor for item 11.c.1.

Motion by Councilman Wiggins, **Second** by Pro Tem Washington to adopt **Ordinance 2267 requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road**. University Beach, LLC requests 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. At the April 21st Council meeting, Councilman Wiggins requested the following additional items be considered by Council: Requirement for six to ten foot (instead of 4 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. **Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, No; Councilman Aiken, No; President Bobo, Yes. **Motion Carried.**

2. **Second Reading,**

- i. President Bobo opened the floor for item 11.c.2.

ii. There were no speakers.

iii. President Bobo closed the floor for item 11.c.2.

Motion by Councilwoman Dykes, **Second** by Councilwoman Dykes **to adopt Ordinance 2268 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. **Roll call was as follows: Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. Motion Carried Unanimously.**

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

CITY ADMINISTRATOR'S BUSINESS

Informed citizens of an upcoming workshop for local small businesses regarding the impact from River Run Park on May 21st 11:15 – 1:30 at the Courtyard by Marriott. Also informed citizens that candidate qualification packets for the upcoming elections are available in the Administration Department.

DEPARTMENTAL BUSINESS

There was none.

MAYOR AND COUNCIL MEMBER'S BUSINESS

Mayor Hinton – Congratulated Tuscaloosa County High School Baseball and Softball on their recent achievements.

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

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

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

Councilwoman Dykes, District 4 – Congratulated Tuscaloosa County High School on their achievements in all sports.

Councilman Aiken, District 5 – Thanked Public Works and Police Department for their hard work during the recent weather events.

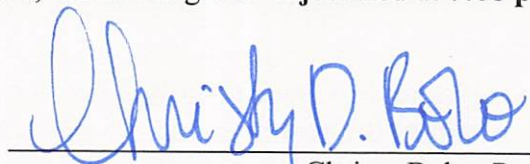
Motion by Councilman Wiggins, **Second** by Pro Tem Washington **to adjourn the meeting. Roll call was as follows:** Pro Tem Washington, Yes; Councilman Wiggins, Yes; Councilwoman Dykes, Yes; Councilman Aiken, Yes; President Bobo, Yes. **Motion Carried Unanimously.**

There being no further business to come before the Council, the meeting was **adjourned at 7:08 p.m.**

ATTEST:



Glenda D. Webb, City Administrator



Christy Bobo, President