Monday, July 6, 2026 | 5:30 p.m. | Northport City Hall, 3500 McFarland Blvd | Council Chambers

CALL TO ORDER: The meeting was called to order by Council President Dykes at **5:30 p.m.**

INVOCATION: The invocation was delivered by Councilor Higdon.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Council President Dykes.

ROLL CALL: The following members were present:
- Councilor Pro Tem Washington
- Councilor Smith
- Councilor Conger
- Councilor Higdon
- Council President Dykes

A quorum was declared present.
Mayor Phillips and City Administrator Tubbs were also present.

PRESENTATIONS: A proclamation was presented to Jenni and Britt Payne recognizing Gracefully Done Interiors as Business of the Month.

APPROVAL OF THE AGENDA: Approved as printed.
Motion: Higdon | **Second:** Conger **Vote:** Motion carried unanimously.

VISITORS TO ADDRESS THE COUNCIL: None.

UNFINISHED BUSINESS:
Second Reading, Ordinance 2304 amending section 66-285(f) of the Municipal Code pertaining to Food Trucks. The City Council recently held a Small Business Forum for local businesses. During the meeting, local businesses requested changes to the City's food truck ordinance. Business License Display: Clarifies that the food truck business license must be properly displayed at all times. Health and Fire Inspections: Updates the inspection requirement to specify that food trucks must pass county health department and city fire department inspections, as required by state law, before a business license is issued. Restaurant Buffer Requirement: Revises the location restriction by: Removing the prohibition against locating within 500 feet of the entrance of a similar restaurant. Replacing it with a prohibition against operating within 200 feet of the primary entrance of an existing restaurant or similar use, unless the food truck has written authorization from the restaurant owner or manager. Residential Zone Restriction: Removes the requirement that food trucks obtain prior written approval from the city planning department before locating in a residential zone.
Motion: Conger | **Second:** Higdon **Abstain**: Washington **Vote:** Motion carried.

NEW BUSINESS
First Reading – Ordinance requesting approval of a Special District Plan for property located north of Hamnertown Road and east of Highway 69. TTL, Inc. is requesting approval of a Special District Plan for approximately 182 acres for The Townes at North Lake, located north of Hamnertown Road and east of Highway 69. The Northport Planning and Zoning Commission met on June 9, 2026 and made an unfavorable recommendation that the request for approval of a Special District Plan be granted.
Offered by: Washington

First Reading – Ordinance for Rezoning with Special District Plan approval for property located north of Mitt Lary Road and east of Pine Hill Road. TTL, Inc. is requesting rezoning with Special District Plan approval for approximately 14 acres from Agricultural (AG) and Neighborhood Commercial (C-2) to Special District (SD) for the property located north of Mitt Lary Road and east of Pine Hill Road. The Planning Commission met on June 9, 2026 and voted to give a positive recommendation with the stipulation that a 6-foot privacy fence be allowed along Pine Hill Road and the architectural design of the units adjacent to Pine Hill match the front of the town homes.
Offered by: Conger

Resolution 26-119 Authorizing the City Administrator to Execute the Balancing Change Order with REV Construction, Inc. for HWY 43/Rose Blvd./Mitt Lary Road Utility Relocation Project. This resolution authorizes the City Administrator to execute the Balancing Change Order with REV Construction, Inc. for the HWY 43/ Rose Blvd./ Mitt Lary Road Utility Relocation Project. The Balancing Change Order decreases the amount by $9,350.00 to finalize costs for project closeout. The final project cost is $220,320.00.
Motion: Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

Resolution 26-120 Authorizing the City Administrator to Execute the Lighting Agreement and Buy Down with Alabama Power Company for the Eastern Levee Trailhead Crosswalk and Parking Lot. This resolution authorizes the City Administrator to execute a lighting agreement with Alabama Power Company for the Eastern Levee Trailhead Crosswalk and Parking Lot. This agreement is for monthly lighting services in the amount of $20.02, as well as the upfront costs for installation of new pole and wire in the amount of $3,038.70.
Motion: Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

Resolution 26-121 Authorizing the City Administrator to enter into an Agreement with Civia Inc. Civia Inc. has developed a software-as-a-service (SaaS) called GovAI. This product will be used for all City of Northport-specific AI operations. This agreement is a 15-month agreement, a 3-month pilot, followed by a 12-month annual term, which begins October 1st at a cost of $19,000.00.
Motion: Higdon | **Second:** Conger **Vote:** Motion carried unanimously.

Resolution 26-122 Authorizing City Administrator to Execute a Master Services Agreement with Espy Professional Services for Engineering Services. This resolution authorizes the City Administrator to execute a Master Services Agreement with Espy Professional Services (EPS) to provide engineering services. This agreement will allow EPS to perform studies, investigations, surveys, evaluations, assessments, consultations, reviews, inspections, recommendations and reports, and designs for the Utilities Department as set forth in specific Task Order Directives. No funding source is needed for the Master Services Agreement. Each Task Order Directive will be funded through an Operational or Capital budget account.
Motion: Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

Resolution 26-123 Authorizing City Administrator to Execute Task Order Directive No. 1 to the Master Services Agreement with Espy Professional Services. This resolution authorizes the City Administrator to execute Task Order Directive (TOD) No. 1 to the Master Services Agreement with Espy Professional Services. The purpose of this TOD is to identify significant sources of wet-weather inflow and other deficiencies contributing to excessive flow, sewer surcharging, operational issues, and increased loading on Pump Station No. 1.
Motion: Higdon | **Second:** Conger **Vote:** Motion carried unanimously.

Resolution 26-124 Authorizing City Administrator to Execute Task Order Directive No. 2 to the Master Services Agreement with Espy Professional Services. This resolution authorizes the City Administrator to execute Task Order Directive (TOD) No. 2 to the Master Services Agreement with Espy Professional Services. The purpose of this TOD is to provide professional engineering services for implementation of a targeted manhole rehabilitation project addressing critical deficiencies within the Pump Station No. 1 Sewer Basin.
Motion: Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

Resolution 26-125 Authorizing City Administrator to Execute Task Order Directive No. 3 to the Master Services Agreement with Espy Professional Services. This resolution authorizes the City Administrator to execute Task Order Directive (TOD) No. 3 to the Master Services Agreement with Espy Professional Services. The purpose of this TOD is to assist the Utilities Department in establishing and implementing a consistent CCTV inspection program within the Pump Station No. 1 Sewer Basin. This effort will improve the understanding of collection system conditions, support maintenance and rehabilitation planning, document sewer deficiencies, and assist in development of inspection procedures, condition assessment practices, and rehabilitation priorities.
Motion: Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

CONSENT AGENDA
Approved as printed. **Motion:** Higdon | **Second:** Washington **Vote:** Motion carried unanimously.
Items included:

1. Minutes of June 11, 2026 Special Called Meeting – Tera Tubbs
2. Minutes of June 15, 2026 Regular Meeting – Tera Tubbs
3. Bill Listing – Tera Tubbs
4. Purchase Requisition: additional mounds needed in the bull pens at River Run Park. The Sports Field Maintenance, LLC provided the mounds for the park and this payment will refund them for the mounds in the amount of $75,900.00.
5. Purchase Requisition: The compressor on the 7.5-ton HVAC unit in the former UCP building is no longer working. This HVAC unit is almost 30 years old, has exceeded its expected service life, and most of its major parts are obsolete. Therefore, the Public Works Department and its Facilities Maintenance Division recommend replacing the entire HVAC unit at this time. The lowest quote

provided is from Southern Heating & Cooling for $24,790.00. This includes labor and all materials required for the installation of a new HVAC unit, as well as refrigerant.

6. Purchase Requisition: Outsourced legal services rendered in connection with economic development projects from March - May 2026, Trussell, Funderburg, Rea, Bell & Furgerson, PC $26,697.50.
7. Purchase Requisition: three scoreboard operator consoles with Boostr, LLC, in the amount of $3,591.00. The reason for this purchase is to replace three scoreboard operator consoles at River Run Park due to rain damage that was not covered under warranty.
8. Purchase Requisition: J&J Telephone, Inc., for PBX repairs to the city's phone system for $10,640.08.
9. Purchase Requisition: Tuscaloosa Appraisal Service, $6,500.00 for appraisal services to obtain a fair market value for property located at 3500 McFarland Boulevard (City Hall).
10. Purchase Requisition: painted murals at River Run Park with Icy Hot Murals, in the amount of $3,266.00. The River Run Park murals will include additional restroom signage on the Southern End, Pepsi Cola signage at the Southern and Northern concession stands, and Pepsi Cola at the Northern Park Entrance Wall. As part of the sponsorship agreement with Buffalo Rock, Pepsi was allowed at least two signs featuring their logo at each of the two concession stand locations and one large scale vintage logo mural to be painted at a mutually agreed-upon location (northern park entrance wall). Pepsi will reimburse for their costs at $1,247.00.

PUBLIC HEARINGS: None.

CITY ADMINISTRATOR'S BUSINESS: None.

MAYOR & COUNCIL MEMBERS' BUSINESS

Councilor Smith expressed gratitude to everyone who participated in the 4th on Main event. Special appreciation was extended to the Northport Fire Department, Police Department, and Public Works for their essential roles in the event's success.

Pro Tem Washington announced plans to partner with Bridge Builder for a backpack giveaway drive, scheduled for early August, exact dates to come.

EXECUTIVE SESSION – Economic Development

Adjourn into Executive Session to discuss economic development and potential litigation. The session is expected to take 45 minutes, and the council will take no action after executive session is concluded.

Time: 5:45 p.m. **Motion:** Higdon | **Second:** Washington **Vote:** Motion carried unanimously.

RECONVENE

The Council reconvened in regular session at **7:06 p.m.**

ADJOURNMENT

Time: 7:06 p.m. **Motion:** Dykes | **Second:** Higdon **Vote:** Motion carried unanimously.

Jamie Dykes, It's President

ATTEST:

Tera Tubbs, City Administrator