

Northport Village Corporation

Annual Report

August 9, 2022



Bayside
Town of Northport, Maine

Cover Photo:

We are grateful to Bayside's own, Steve Nelson, for photographing the work of Dick Brockway – a dear friend to many people and a man with a unique eye for preserving Bayside history.

A special Bayside Arts exhibit of Dick's beloved scale models of historic buildings and cottages – **Honey I Shrunk Bayside!** – is a highlight of the 2022 season.

As we mourn the loss of Dick, his spirit endures in the passion and dedication that Baysiders share for this very special place.

— *Michael Tirrell*

ANNUAL REPORT
of the
Municipal Officers of the
Northport Village Corporation
August 9 2022



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Dedication: Bill Paige

Linchpin, n.: *A person vital to an enterprise or organization.*

This Annual Report is dedicated to the linchpin of Bayside – Bill Paige. Other words we all know that apply to Bill include anchor, backbone, cornerstone, keystone, and mainstay.

Bill wears three official hats for us – Village Agent, Distribution Operation (Water Department) and Collections Operator (Wastewater Department). Driving the white village truck, he is a familiar sight in Bayside. You probably know that Bill has an endless wealth of knowledge about almost anything above or below the ground in Bayside. Area plumbers, carpenters, contractors, landscapers many other service providers have Bill's office number on speed-dial. Bill can't park his truck to return a contractor or supplier's phone call without a resident walking up to ask him a question. Bill's knowledge of Village workings far exceeds his actual job duties. In the absence of an Office Manager, Bill has ably advised the village President and Treasurer. Bill's work for the Village and attention to all things Bayside has established him as Bayside's linchpin.

Bill's personal connection and devotion to Bayside is less well known to many. Bill was born up the road in Belfast, and his family moved to Bayside when he was a very young child. Bill never left Bayside. He has lived most of his life on the corner of Bluff and Cobe Roads. When his father, Bill, Sr., worked as a caretaker for Mrs. Pingree, owner of the Pingree Mansion on Bluff Road (aka "The Mansion," now "Oak Hall"), Bill's family lived in the mansion, too.



Among other jobs, Bill, Sr. picked up trash and mowed parks in the Village. Bill was five years old when his dad began teaching him to drive a tractor, dig ditches and help him with Village work. When Bill, Sr. began working exclusively for the Village, Bill helped his dad haul trash and mow the parks. (Even Bill's grandmother mowed Village parks!) Eventually Bill, Sr. became the Village Agent, responsible for trash collection; parks, wharf and Village maintenance, and Bill continued to work as a contractor for the Village. Regarding all things related to the Village, his father frequently told him, "You need to know how to do this!" (Bill's lips are forever sealed, however, about his misadventures and the exploits of many Bayside stalwarts during their teens and young adult years.)

When Bill was 18, he began commuting to Bangor to work for ServiceMaster. During a 10-year career with ServiceMaster, Bill supervised 100 people working in commercial cleaning crews for hospitals and military installations all around Maine. And he continued to live in Bayside, and on weekends, he worked with Bill, Sr. on Village projects.

Bill left ServiceMaster for a boat-building stint with Peter Rackliffe on Shore Road, starting with fiberglass dinghies and moving on to lobster boats and tuna boats. Bill also worked for other boat-builders in Belfast, Swanville, and Northport. And, of course, Bill lived in Bayside, and, on weekends, he worked with Bill, Sr. on Village projects.

Just as Bill was tiring of boatbuilding, a colleague from his ServiceMaster days offered him a job starting a new location-cleaning business in Camden. The business soon focused on large, private estate clients in the Camden area. And, of course, Bill lived in Bayside, and, on weekends, he worked with Bill, Sr. on Village projects.

At this point in Bill's story, we may have to thank Bill's wife Carla for keeping Bill with us in Bayside. A Camden client offered Bill the full-time job of setting up, staffing, and managing another new home in Colorado and a planned new home in France. Bill had just proposed marriage to Carla, who was not at all enthusiastic about the job offer. So, Bill declined the offer and focused on estate caretaking. And, of course, Bill, Carla, and Carla's three children, lived in Bayside, and, on weekends, he worked with Bill, Sr. on Village projects.



As Bill, Sr.'s health declined, Bill assumed more and more of Bill, Sr.'s Village Agent responsibilities. Bill was hired as the Village Agent in 2013. And, of course, Bill and Carla continued to live in Bayside, and Bill finally had weekends off!

Bill enjoys his extended family; he has five grandchildren, and, to date, he has four great-grandchildren. (Carla occasionally brings the newest great-grandchild into the office for a quick chin-tickle from great-grandpa.) He also enjoys getting away to the mountains, particularly the White Mountains of New Hampshire. There are places he'd like to go, but something about Bayside holds him here. Friends move away, and still, Bayside holds him. Bill has his heart and soul in Bayside. At times when he is not working, Carla will look at him and say, "You aren't here! You are still in the Village." And Carla will be right. He will be remembering something that needs to be done or wondering what is happening on the dock.

Bayside is blessed to have Bill. Bill's good work, dedication, heart, and soul are an integral part of this very special place. We thank you, Bill.

— *Janae Novotny*



Village Officers and Board of Overseers

NVC Officers

Janae Novotny, President	Term ends 2024
Gwendolyn Huntoon, Treasurer	Term ends 2023
Maureen Einstein, Clerk	Term ends 2022

NVC Overseers

Brady Brim-DeForest	Term ends 2024
Lisa Fryer	Term ends 2022
Fred Lincoln	Term ends 2022
Vicky Matthews	Term ends 2024
Judy Metcalf	Term ends 2024
Michael Tirrell	Term ends 2023
Jeffrey Wilt	Term ends 2022

Committees & Chairs

Communications	Lisa Fryer, Michael Tirrell, Co-Chairs
Finance	Judy Metcalf, Chair
Governance	Judy Metcalf, Chair
Infrastructure	TBD
Personnel	Janae Novotny, Chair
Safety	Michael Tirrell, Chair
Tree	Lisa Fryer, Chair
Tree Warden	Lisa Fryer
Utilities	Dr. David Crofoot, Chair
Waterfront Safety	Jeffrey Wilt, Chair

Please contact the Village Office to relay a concern or message to any committee. The village website also has information on each committee and meeting minutes: www.nvcmaine.org



Public Notice
Northport Village Corporation
Annual Meeting
August 9, 2022
6:00 PM

To the Presiding Police Officer for Northport Village Corporation in the County of Waldo, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Northport Village Corporation in Waldo County, Maine, qualified by law to vote in village affairs, to meet at Basketball Court in Bayside on Tuesday the 9th day of August A.D. 2022, at 6:00 o'clock in the evening, then and there to act upon the following articles. If the weather is inclement as of 1:00 p.m., the location will be the Community Hall at 813 Shore Road, Bayside.

Article 1: To choose a Moderator by written ballot to preside at said meeting.

Article 2: President's Report.

Article 3: Treasurer's Report.

Article 4: To see what sums of money the Northport Village Corporation will raise and appropriate for the following accounts for the fiscal year 2023.

OVERSEERS PROPOSED BUDGET

Expenses

Administration	\$ 45,458.00
Employee Wages and Benefits	\$ 72,119.00
Building and Utilities	\$ 21,901.00
Roads	\$ 37,000.00
Community	\$ 95,603.00
Protection and Safety	\$ 33,470.00
Long Term Debt Service	\$123,589.00
Other Expenditures	<u>\$ 10,000.00</u>
Total Expenses	\$439,140.00

Total Funds to be Raised **\$439,140.00**

The funds will be raised as follows: At the Town of Northport Annual Meeting on June 6, 2022, as part of the warrants of the Town's Annual Meeting, the Town voted to raise, appropriate and expend funds for the Northport Village Corporation in the amount of \$6,000 for roads, \$12,000 for wharfs and floats, and \$7,000 to be expended on parks (\$25,000 total) for municipal services provided by the Village



which benefit the town. The Northport Village Corporation expects to raise \$7,700 from other revenue (\$3,000 Utility rent; \$200 Interest; \$1,500 Community Hall Rental; \$3,000 Watercraft Registration). The balance (\$406,440.00) to be raised from the Northport Village Corporation property tax.

Article 5: To see if the Northport Village Corporation will vote to appropriate and authorize a majority of the overseers of the Corporation to borrow on behalf of the Northport Village Corporation and/or expend funds from accumulated surpluses, a principal amount not to exceed \$406,440.00 in anticipation of 2022 taxes and to issue and sell for that purpose general obligation bonds or notes of the Northport Village Corporation, the proceeds to be used for the purpose of providing working capital for governmental activities of the Corporation, such bonds and notes to be issued upon such further terms or conditions as may be determined by a majority at least of the Overseers of the Northport Village Corporation.

Financial Statement

1. Total Village Indebtedness

A. Total bonds outstanding and unpaid as of 12/31/2021	\$2,572,829
B. Total bonds authorized and issued	\$ 764,100
C. Bonds to be issued if this article is approved	\$ 406,440
[NOTE: This bond would replace \$264,100 of the sum included in line B.]	(\$264,100)
Total	\$3,743,269

2. Costs

At an estimated rate of 2.90% for a term of one year, the estimated costs of this bond issue will be:

Principal:	\$ 406,440
Interest:	\$ 11,787
Total Debt Service	\$ 418,227

3. Validity

The validity of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue differs from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Treasurer, Northport Village Corporation

_____/S/_____

Article 6: To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation a principal amount not to exceed \$500,000, and to issue and sell general obligation bonds or notes of the Northport Village Corporation for that purpose and/



or to expend funds from accumulated surpluses (the combined borrowing and use of surplus funds not to exceed \$500,000), for replacement and repair of Community Hall and Wharf as needed, repairs to utilities operated by the Village Corporation, for reconstruction of shoreline damage to property owned by Northport Village Corporation or repairs of roads owned by the Village Corporation, such bonds and notes to be issued upon such further terms or conditions as may be determined by a majority of the Overseers of the Northport Village Corporation, and further to authorize the Overseers to accept and expend federal or state grants, execute any and all contracts and documents and take any and all actions necessary or convenient to issue the bonds or notes of the Northport Village Corporation and accomplish the Project.

Financial Statement

1. Total Village Indebtedness

A. Total bonds outstanding and unpaid as of 12/31/2021	\$ 2,572,829
B. Total bonds authorized and unissued.	\$ 764,100
C. Bonds to be issued if this article is approved	\$ 500,000
[NOTE: This bond would replace \$500,000 of the sum included in line B]	(\$ 500,000)
Total	\$ 3,336,929

2. Costs

At an estimated rate of 4.0% for a term of 20 years, the estimated costs of this bond issue will be:

Principal:	\$500,000
Interest:	\$235,813
Total Debt Service:	\$735,813

3. Validity

The validity of the voters’ ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue differs from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Treasurer, Northport Village Corporation

_____/S/_____



Article 7: To fix a rate of interest on taxes delinquent after September 1, 2022, equal to that charged by the Town of Northport.

Article 8: To see if the Village will vote to use reserves to fund the 2023 interest payment on the \$1.6MM Seawall Bond in an amount not to exceed \$25,000. The Seawall Bond was authorized at the 2019 annual meeting.

Article 9: To approve the proposed Bylaws changes.

Article 10: To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to use the balance of revenues in excess of expenses at the end of 2022 for improvements to Village Corporation infrastructure and/or for support in providing entertainment and cultural events and the facilities therefor in the Village.

Article 11: To see if the Village will vote to authorize the Overseers to establish rules and regulations, from time to time, addressing the use, protection, and preservation of Village owned assets in the interest of the Village and public safety of its residents, after public hearings on any such rules and regulations.

Article 12: To elect by written ballot a Clerk for the NVC for a term of 3 years.

Article 13: To elect by written ballot 2 Overseers for the NVC for 3-year terms and to elect by written ballot 1 Overseer for the completion of a 3-year term that expires in August 2023 and has been currently filled by Overseer appointed due to resignation.

Article 14: Reports of Committees.

ADJOURNMENT

NOTICE OF OVERSEERS MEETING:

The newly elected Board of Overseers will meet to be sworn in and attend to Village Corporation business immediately upon the conclusion of the Annual Meeting.



Dated: July 10, 2022

Northport Village Corporation

Janae Novotny, President
Maureen Einstein, Clerk
Gwendolyn Huntoon, Treasurer

BOARD OF OVERSEERS

Brady Brim-DeForest _____/S/_____

Lisa Fryer _____/S/_____

Frederic B. Lincoln _____/S/_____

Victoria Matthews _____/S/_____

Judy A.S. Metcalf _____/S/_____

Michael Tirrell _____/S/_____

Jeffrey Wilt _____/S/_____

A true copy of the warrant,

Attest: Maureen Einstein, Clerk _____/S/_____

Northport Village Corporation

Note: Due to early publication, this warrant may be changed or amended before the August 9, 2022 Annual Meeting. Current annual financials and Auditor’s Report will be provided at the Annual Meeting.



Proposed Budget for 2023

(Please see separate insert)



President's Report

Bayside memories for many who treasure our unique community and call Bayside their “happy place” revolve around the many summer activities available in the village and larger coastal Maine community. Summer residents might be surprised by the less-populated year-round Bayside. School buses transport Bayside children to Drinkwater School and area high schools. Residents continue walking their dogs.

In the fall hunting season, blaze orange is the preferred color for vests, hats, and scarves – for both humans and dogs. As winter sets in, you might recognize the dogs before you identify the people under layers of hats, gloves, scarves, and coats. Home improvement activities pick up after the summer rush and continue throughout the fall, winter, and spring.

People continue to drive down to the bottom of Ruggles Park to watch the sunrise, the crashing waves of a raging winter storm or “sea smoke.” This year offered the sight of ice in the Bay and on the beach as the tide receded. Resident-organized community activities included Halloween Trick or Treating, an Oktoberfest celebration, Christmas-tree lighting and carol singing, and a New Year’s Eve bonfire on the beach. A cottage festooned with holiday lights could be found on nearly every street, and Gordon Fuller continued his tradition of decorating the Yacht Club with boughs of greenery and bright lights.

So, too, the operations of the NVC, its Overseers and employees continue without pause throughout the year. Much of the Overseers’ work is accomplished through the efforts and recommendations of standing and ad hoc committees, chaired by an overseer and relying on the contributions of community member volunteers. NVC committees work and meet (via Zoom) throughout the year. Their achievements to sustain and improve the Village, overseen and approved by the Board, are described in the Committee Reports in this Annual Report.

Looking back on the past year, I want to highlight a significant NVC accomplishment, a continuing challenge and an important Overseers’ initiative.



Accomplishment

To the NVC's consternation, the Town of Northport's contribution toward the Village revenue declined in the past couple of years. To strengthen our relationship with the Town, Jeffrey Wilt, the Overseers' liaison to the Town of Northport, faithfully attended the twice-a-month Select Board meetings, and I filled in for him as needed. We attended each of several Select Board Budget workshops. We worked closely with the Select Board to understand the Town's operation and challenges, to broaden their understanding of the NVC, and to find shared interests.

As a result of these mutual efforts with the Town Select Board, the Select Board recommended Town budget contributions to specific Bayside resources that benefit the entire Town. The Town budget approved at the June 2022 Annual Town Meeting included a total allocation of \$25,000 to the 2023 NVC budget - \$12,000 to NVC's wharf maintenance costs, \$6,000 toward Village road repairs to Pleasant Street, and \$7,000 for Village parks maintenance and improvements.

We also realigned NVC's contribution request with the Town's budget cycle so that when Bayside residents meet in August of each year to approve the NVC budget for the coming calendar year, the exact Town contribution will be known and accounted for in the proposed budget. At the 2023 Town Annual meeting, I was surprised and gratified by Select Board Member Janine Tucker's public acknowledgement of our cooperative work with the Select Board throughout the past year.

Challenge

The NVC is a very small governmental entity with many of the same operational and legal responsibilities of much larger towns. The NVC has not employed an office manager or finance manager for an extended period. Transitions through several bookkeeping firms in recent years presented additional challenges. For the past year, your volunteer officers have logged unsustainable hours on administrative work that is most appropriately and efficiently performed by professional administrative staff. The NVC's in-



terests are not best served when required administrative responsibilities fall to a changing cast of volunteers. The NVC proposed 2023 budget anticipates a full-time office manager, who will also assume some finance responsibilities. A full-time professional administrator will enable the Overseers to restore administrative continuity and stability to support Village operations.

Overseers' Visioning and Strategic Planning Initiative

We continued our visioning and strategic planning process with the goal of ensuring the NVC's ability to effectively address Bayside's needs in the future. We scheduled several "Donuts and Dialogue" events throughout the summer season to inform the community about challenges facing Bayside and to engage community members in discussion about their perspectives and priorities concerning these challenges. Through facilitated community discussions, among other possible information-gathering tools, we want to hear your ideas and goals for Bayside's future. The community's creative ideas and viewpoints will inform the Overseers' strategic planning efforts.

All your elected Village representatives are dedicated to serving the village's best interests. I want to thank them particularly for making my job easier: outgoing overseer Lisa Fryer, whose contributions were always thorough, reliable and grounded in common sense; overseer Vicky Matthews who stepped up to lead several ad hoc projects; recently appointed overseer Fred Lincoln who jumped right in and offered to help with any needed task, including "grunt work;" Beanie Einstein, who volunteered for the onerous task of drafting minutes; Judy Metcalf who provided invaluable knowledge of village governance intricacies and history; Brady Brim-de Forest who led the new playground project; Wendy Huntoon, who patiently persevered through trying circumstances; and Michael Tirrell and Jeffrey Wilt who allowed me to draft them as a regular sounding board – and provided sage advice, excellent ideas, and laughter-inducing comments at just the right time.

Janae Novotny, President



Treasurer's Report

Bookkeeping, financial manager, and some office management functions transitioned again this year with the resignation of NR Bookkeeping at the beginning of 2022. An interim accounting firm, Wilke & Associates was engaged while NVC waited for a local firm, Philbrook & Associates to accept NVC as a client.

In addition, an Office Manager position was approved and posted in early Spring and the recruiting for that position continues. Until the position is filled, the office manager – including financial management responsibilities – are being handled on an interim basis by Bill Paige, with significant volunteer support from Janae Novotny (President), Wendy Huntoon (Treasurer), and others. Due to the current staffing challenges, NVC office and accounting priorities have focused on managing and maintaining day-to-day activities (vendor management, invoice tracking, monthly warrant development and bill paying) – and the 2020 audit (described below). With the transition to Philbrook & Associates by the end of August 2022, and the eventual hiring of an office manager, we expect the office and financial functions to return to normal.

Work finalizing the 2020 Audit continues. The Audit was not completed in 2021 due to several factors including: the transition of the bookkeeper, financial manager, and treasurer positions in 2020; fiscal year 2020 accounting software (QuickBooks) data entry and integrity issues; misplaced or missing information such as invoices and general ledger journal entries; lack of NVC staff, contracted accounting, and volunteer time to support the audit; and scheduling with the audit firm. Through significant effort of the interim accounting firm and the NVC Treasurer, the 2020 Audit restarted in the spring of 2022 with most outstanding issues resolved. NVC is currently waiting for the auditing firm to find time to review the reports and finalize the audit. In addition, the interim accounting firm is completing NVC's 2021 fiscal year close in preparation for the 2021 audit, which will start once the 2020 Audit is completed.

Over the past year, the Board has engaged with Villagers to understand NVC budget priorities for both near-and long-term. Activities consisted of



regular Finance Committee meetings and budget workshops, which began in Spring 2022. Detailed financial information was provided for these meetings including draft 2023 Budget, commented, and compared with previous budgets; budget summaries, including percentages, by major category; and a millage spreadsheet, including comparison with previous years. In addition, a three-year budget projection (2023-2025) template was developed, providing a projection of the impact of the seawall bond payment on the NVC operating budget to start with, but also allowing for the Board to understand and plan for both operating and capital costs for multiple years.

Gwendolyn Huntoon, Treasurer



Committee Reports

Communications Committee

The Communications Committee disseminates important and timely information to Baysiders. This year, regular updates, announcements, and clarifications were distributed via the village bulletin boards, the NVC website (www.nvcmaine.org), and in partnership with the privately owned website, BaysideMaine.com.

NVCMaine.org is the official website for Bayside and functions primarily as the village's official channel for communicating updates, information, and policies pertaining to governing the village.

Information on NVCMaine.org includes:

- Governance information regarding Overseers, Committees, Bylaws, the Village Charter, Ordinances, committee minutes, past annual reports, and a meetings calendar;
- Department information involving the Village Agent, Village Office, Police Department, Utilities Department and Wharfmaster;
- Useful “how to” information that includes Bayside’s water front, building permits, emergency services, facility rentals, regulations on fire and fireworks, parking, renter information, as well as trash and utilities guidance;
- Registration forms for boating, as well as rental forms for the Community Hall;
- Links to organizations and resources with deep Bayside roots include Bayside Arts, Bayside Historical Society, BaysideMaine.com and the Northport Yacht Club;



- Timely updates and alerts;
- Village hours and contact information;
- A brief history of NVC.

We are grateful for committee members who have helped to fine-tune the village website and distribute information & updates, especially Diana Eastty, Dan Webster, Brady Brim-DeForest and Janae Novotny.

Lisa Fryer & Michael Tirrell, Co-Chairs



Finance Committee

With the resignation of NR Bookkeeping in November 2021, the Finance Committee has provided a vital resource to the Board of Overseers in maintaining regular financial operations and in developing the 2023 budget.

The committee consists of Judy Metcalf, Chair, Brady Brim-Deforest (Overseer), Wendy Huntoon (Treasurer), Janae Novotny (President), Fred Lincoln (Overseer), and Bill Easty (Community Member). The Finance Committee's meetings are public and have occurred via Zoom throughout the year.

This year, the committee has: worked with the Treasurer to hire an interim bookkeeper; identified and hired a regular bookkeeping firm; reviewed selected NVC financial policies and procedures; and reviewed and provided advice as needed on budget planning and audit support. This past year the committee took on the task of reviewing NVC's financial policies and procedures as part of the onboarding process for the new bookkeeping firm. As part of the process, the committee recommended, and the Board of Overseers adopted, revised financial practices consistent with online bill paying and money management.

In the coming year, the committee will continue to review and update as needed NVC's financial policies and long-term budget planning.

Gwendolyn Huntoon, Treasurer



Governance Committee

The Governance Committee was the idea of our former president, John Spritz. John recognized that the process of memorializing, reinvigorating, and rethinking our procedures was essential to good and responsible management.

The days of relying on institutional memory and uniform vision worked well in the lazy, hazy summer days of 1915 when the Northport Village Corporation was chartered by the Maine Legislature. What we needed 100 years later was an assurance that we had the tools, the rules, and the written guidance to serve the village as the community grows and changes. So, the ad hoc committee was created. Next thing the Overseers knew, it was permanent, and the work never stops.

This year (September 2021 through June 2022) the Governance Committee consisted of some of the hardest working volunteers I have ever had the privilege to watch in action. Elaine Moss, Dan Webster, Beverly Crofoot, and Jeffrey Wilt have been stalwart, available, and diligent. Never once did they complain about giving up their weekends and their afternoons. Never once did they resist the duty to perform the review, drafting, research and writing between the meetings. Not once did they resist the next read-through, the constructive input from public participants at the meetings, and the need to read it again. I am grateful for their example and leadership.

This year the committee's work has produced the Remote Participation Policy. This allows and formalizes the role of Zoom in broadening the access of the public for all Overseers meetings throughout the year. We also recommended updates and changes to the Public Access Policy. Last amended in 2009, the current version complies with and is consistent with Maine's current public meetings and access laws. It guides the public in requesting and receiving all the publicly available records of the village. The committee also completed and achieved acceptance of the Policy of Public Lands. This has been a statement of goals long requested by the Overseers. The policy memorializes the intention that all public lands are preserved and protected in perpetuity.



The biggest project undertaken – and still underway – involves updating and clarifying the Village Zoning Ordinance. Copies of the current draft (and each of the 8 redlined versions along the way) have been circulated and are online at nvcmaine.org and baysidemaine.com.

A public hearing was held on June 26, 2022. As this report is published, the Governance Committee is reviewing comments, meeting, and continuing the public work necessary to memorialize the common goals and objectives of this cherished village. Another public hearing will be scheduled to continue the dialogue. The Town of Northport Code Enforcement Officer and many members of the community have provided valuable input so far and the committee expects more. It is likely that the final version will be ready for approval in Fall 2022. In the meantime, there is a zoning ordinance in place (as it has been since 2000) in substantially the same form.

The preservation of the universal vision and institutional memory that was the mission of Governance Committee at its establishment will continue to be the lodestar for the committee. I thank the constructive and energetic help of all who have participated in this work.

Judy Metcalf, Chair



Personnel Committee

The Personnel Committee was appointed to consolidate and manage NVC personnel responsibilities. Our goal is to be a good employer that tangibly supports and appreciates our employees in the exceptional work they do our community's behalf. We address personnel issues at the macro and micro levels: analyzing staffing needs and budget impacts, developing, and revising job descriptions, employing, and evaluating regular and seasonal employees, assuring appropriate staff training, updating, and developing personnel policies and procedures, managing required employment forms, and maintaining personnel files.

The Northport Village Corporation is well-served by these competent, dedicated, resourceful and dependable individuals, who bring unique and valuable experience and perspectives to their work:

Regular Employees

Bill Paige - Village Agent and Utilities Distribution/Collection Operator

Richard McElhany – Utilities Department Superintendent

Fernie Barton – Treatment Plant Operator

Amy Eldridge – Utility Billing Clerk

Shiloh Field – Office Assistant

2022 Seasonal Employees

Danny Ryosa, Police Officer

Ronin Deschamps, Lifeguard

When our bookkeeping firm resigned this year, the Personnel Committee worked with the Finance Committee to retain an interim bookkeeping firm while we identified and transitioned to a new bookkeeping firm. We recognized that NVC operations require a full-time professional administrator. We analyzed NVC's administrative and finance management needs and developed a position description for an office manager. Within our 2022 budget constraints, we began recruiting for a part-time person. On a temporary basis, Bill Paige very competently added crucial Interim Office Manager work to his existing list of full-time duties for the Village. The adoption of the proposed 2023 NVC budget will enable us to refocus our recruitment efforts for a full-time office manager.



Committee Members

The Personnel Committee includes Officers and other committee chairs and members with responsibilities that impact personnel issues: President Janae Novotny; Wendy Huntoon, Treasurer; Michael Tirrell, Safety Committee Chair; and Jeffrey Wilt, Waterfront Committee Chair.

Janae Novotny, Chair



Playground Committee (ad-hoc)

The Ad-Hoc Playground Committee was formed in August 2021 with a charter to repair or replace the thirty-year-old Ann Einstein memorial playground in Ruggles Park. Members of the committee included Lindsay Moore (Secretary), Beanie Einstein (Research Lead), Johannah Knott (Research Lead), Jessica Eriksen (Fundraising Lead), Bo Christin, Paul Hamlin, and Overseer Brady Brim-DeForest (Committee Chair).

The Committee began research in September 2021 and met weekly starting October 20, 2021. Weekly meetings continued until mid-April 2022. The meetings were held remotely via Zoom, and members of the community were invited to attend — more than a dozen participated.

The key output of the committee’s work was a recommendation for how to update the playground including (a) selection of a potential playset manufacturer, (b) design for a replacement playground structure, and (c) fundraising to cover the cost of replacing or refurbishing the playground structure.

More than a dozen manufacturers of playground equipment were vetted. Cedarworks, a local mid-coast company, was ultimately chosen as the recommended provider due to factors including cost, commercial-grade quality, and ADA compliance.

In Fall 2021, the Committee formalized and finalized a preliminary recommendation including a playset manufacturer, playground design (including play surface and borders), and site preparation specifications, which were presented to the Board of Overseers. The recommendation was unanimously approved by the Board in January 2022. Included in the recommendation were safety improvements for the merry-go-round, which were carried out by community volunteers. A permit was applied for and approved by the Town of Northport.

Subsequently, the Committee shifted focus into fundraising activities, including an online and email campaign, and a silent auction held during the month of March. Forty-two local merchants supported the auction, several hundred bids were placed, twenty-five community members ultimately won auction lots, and one-hundred twenty-two community members donated. Altogether more than \$45,000 was raised.



With funding in hand, the Committee went back to the Board of Overseers for final approval, which was granted in March 2022. In April, orders for the new playset and ground preparation were placed with CedarWorks and their preferred installer, Playsite Services of New England. Installation of the new playground was completed at the end of June just in time for the 4th of July holiday.

Later this summer, a small play-boat donated by a community member, and a wooden rocker from Cedarworks, will be added to the playground. In September, a local excavation company, Bayside Excavation, will be installing a french drain to the east side of the playground, to improve drainage in the area and prevent washouts of the cedar chip playground surface.

Finally, on July 31, a community ribbon cutting was held at Ruggles Park and was attended by sponsors, donors, and our most important constituents — the children of Bayside and Northport!

Thank you to all our donors, community volunteers, and Committee Members. Your support for this important effort and for recognizing Ann Einstein's memory, are what make Bayside such an amazing place to live. It truly takes a village!

Brady Brim-DeForest, Chair



Safety Committee

Members of the Safety Committee include:

- Jessica Cohen
- Jim Coughlin
- Gina Cressey
- Maureen “Beanie” Einstein
- Lisa Fryer
- Mary Hanrahan
- Jim Huning
- Harry Rosenblum
- Michael Tirrell (Chair)
- Jeffrey Wilt

Mission:

The Safety Committee functions in an advisory capacity on issues, rules, regulations, and requirements associated with Bayside public safety. The committee provides the Board of Overseers with input, feedback, and advocacy around safety policy and budgetary priorities. Additionally, the committee – in coordination with the Village Agent or appropriate village employee – collaborates to interview, vet, and recommend candidates for police and lifeguard positions.

Summary – 2021 into 2022: The committee was active across a variety of topics, including:

Police Coverage

As it does each year, the committee provided input and feedback on various issues and challenges around the limited police coverage – including prioritizing speed monitoring.

Traffic Safety

Speeding concerns and hotspots continue to be a major focus in committee discussions – including a broad advocacy that speeding be addressed by issuing more tickets. The feedback is provided to the police officer and to the Personnel Committee that handles regular oversight of village police coverage priorities.



Additionally, a sub-group of the Safety Committee was formed to explore additional measures for addressing speeding. The group may make recommendations for the full committee to propose to the Overseers.

Lifeguard Coverage

The committee gave input into the lifeguard schedule and coverage, which is formally handled by the Personnel Committee. Additionally, committee members provided regular and precise feedback on dock safety issues and challenges.

Michael Tirrell, Chair



Tree Committee

The Bayside Tree Committee has been very active this past year. The Committee includes John Hoy, John Woolsey, Bette Woolsey, Joe Reilly, Joel Lipman, Alma Homola, and Lisa Fryer (Chair). Our continued focus is to identify, preserve and replenish trees in common areas and parks. At this time, the brown moth tail issues have decreased, and we have now focused our energy on the emerald ash borer's arrival, providing treatment in prominent ash trees around the village. The committee is also volunteering our time to clean and prune around the Bayside parks this summer and fall. Lastly, the Tree Warden has arranged for several dead trees on village land to be removed as necessary.

Next, we continue to maintain an inventory of Bayside Village trees. Again, small silver tags have been placed on individual trees which then match our records, identifying their type and placement. This inventory helps us better care for our village parks, especially with pest issues.

As numerous dead trees have had to be taken down over the last few years, the committee applied for and received a fully funded grant from Project Canopy of the State of Maine to plant several trees around the village. These trees were planted in the fall of 2021 and a team of volunteers immediately began regular watering and caring for these trees. The work is time-intensive, and we appreciate their dedication to this lengthy process. The watering process has continued this Spring of 2022, through this summer, and will continue through the fall.

A huge thank you to all the volunteers who have assisted our committee in these additional responsibilities including Linda Houghton, Janae Novotny, Steve Kazilionis, Andrew Bewsher, Gordon Fuller, Shiloh Fields, Beanie Einstein, and Carlton Smith.

Finally, a sincere thank you to all Baysiders who have kindly continued to support our mission of caring for Bayside's beautiful canopy of trees.

Lisa Fryer, Chair & Tree Warden



Utilities Committee

NVC owns and operates the water and sewer utilities infrastructure and operates its own water and sewer services. Utilities Committee meetings are typically held the Friday prior to scheduled Overseers meetings and are posted in advance.

In 2021-2022, the Sewer Utility saw the completion of our new treatment building and the implementation of year-round chemical disinfection and testing, as required by our new license. The new treatment facility has functioned very well and allowed our employees to handle strong chemicals with safety in the worst of weather. The project also included replacement of the chlorination tank and V-notch weir, and new hatches that are more airtight. This seems to have substantially reduced odors produced by the plant

Last year we committed to some exterior work to make the building safer and more esthetic. The building permit was obtained in December, and we remain committed to that. But much of this depends on volunteer labor, and we recently lost one of our greatest volunteers, Dick Brockway. He will be irreplaceable, but we hope to gather energetic new volunteers to complete the job soon with the help of Rob Sherman.

Year-round chemical treatment and testing (12 months instead of 5 months) have, not surprisingly, resulted in increased costs. These were mostly anticipated in the budget and a rate increase in 2021.

However, we are experiencing higher levels of BOD (Biological Oxygen Demand) concentrations in our sewerage. BOD can be thought of as the strength of dissolved organic substances. While we do not routinely exceed the limits for BOD imposed by our license, the concentrations during peak occupancy months of July, August, and September were much higher than in previous years and, at times, approached our limits. This probably reflects full occupancy of most cottages, far more than the 2.7 persons/household used for calculating the plant capacity as originally designed. This may also reflect fuller rental usage facilitated by the Internet and may also reflect cottage occupancy by more than one family at a time. In addition, several



new cottages have been built on lots of record served by the sewer system, bringing the number of households on sewer to 248 (174 seasonal/74 year-round).

The Utilities Committee has been concerned that the sharp seasonal peaks in BOD experienced in July-September 2021 did not quickly fall back to the traditional low levels seen in the fall and winter. There is certainly more house occupancy in the “shoulder seasons” and the winter than in the past.

All of this caused the Utilities Committee to be concerned about whether the existing plant is approaching full capacity and to question whether the addition of new connections as new houses are built on existing lots of record will further strain the plant’s capacity. The plant must operate within its license limits. If it fails to do so, we confront the impossible prospect of being required to build a new secondary treatment plant costing many millions of dollars and whose operating costs could not be borne by our small user base.

To address these concerns, the committee implemented a six-month moratorium that runs from March through September 2022 on any new sewer connections. During this time, we have been researching the effects of chemical decontamination (the bisulfite added to neutralize chlorine may artificially increase levels of BOD) and are implementing an expanded schedule for pumping out the tanks in hopes of further reducing BOD. The expanded pumping schedule will also result in increased costs and has necessitated a further rate increase. Our current sewer rate is now \$263 per trimester or \$789 per year.

The Water Utility continues to function well providing an ample supply of good quality water. Testing of our potable water for heavy metals and for PFAS has shown no problems in the quality of our water. The Water Utility has plans to install two new hydrants in 2022 and 2023 at the south ends of the distribution mains on Shore Road and Bluff Road to allow better flushing of these “dead ends” and to improve water quality.

David D. Crofoot, Chair



Waterfront Committee

The Waterfront Committee was established in 2019 to address small watercraft congestion issues on NVC property. The Northport Village Corporation Board of Overseers appointed the committee, a cooperative effort between the Overseers and the Northport Yacht Club. Current members include Craig Brigham (Wharfmaster), Jim Coughlin (NYC Board), Gordon Fuller (community volunteer), Bill Haverty (community volunteer), Mike Lannan (community volunteer), Bill Paige (Village Agent), and Jeffrey Wilt (Overseer and Chairman).

The Waterfront Committee entered fall of 2021 with plans to continue efforts in managing congestion of small watercraft stored at the wharf and other Village property.

Early in 2022, the committee recommended to the Overseers the continuation of mandatory registration of Small Watercraft (as defined in the Waterfront Ordinance) for the 2022 boating season. In addition, the committee recommended the following mandatory registration fees for Small Watercraft stored on village property for the 2022 season:

- \$25 for Dinghies (as defined in Waterfront Ordinance), up from \$10 in 2021;
- \$15 for other Small Watercraft, up from \$10 in 2021;
- \$5 additional fee for non-residents (registrants who are not residents of NVC or the Town of Northport), which is a new fee.

The committee worked with the Governance Committee and Overseers to manage the transition of Cradle Park from summer boat trailer storage to planned over-flow car parking in keeping with the newly adopted parking ordinance. The committee worked closely with our friends at Northport Yacht Club to establish a new, year-round, storage location for the Club's fleet.

The committee worked with the Harbor Master to propose additional no-wake buoys in the mooring field. We thank Jim Coughlin and Scott Munroe for their leadership in this effort. In addition, we thank the Town of Northport for funding 6 new no-wake buoys.



Finally, the committee shares the following key guidelines:

- Dinghies must be conspicuously marked with the owner's name and phone number.
- No dinghy should be left at the dock boat float unattended for more than 48 hours. If the dinghy is not used regularly, it should be tied to the out float, tied behind the owner's moored boat, or beached.
- Personal watercraft users (paddle boards, kayaks, canoes, etc.) who store their craft on the waterfront are asked to refrain from leaving their vessels on the waterfront unused for long periods of time (i.e., the entire season or even a week or two).

The committee hopes, with these measures and compliance by the boating community, the future of our waterfront will be a less congested and safer environment.

Jeffrey Wilt, Chair



Village Agent Annual Report and Infrastructure Report

The 2021-22 year presented challenges to the Village that were felt everywhere. Supply chain issues made needed materials and supplies hard to come by, and they were more expensive when we got them. Casual labor was very difficult to find. The Village was busier than ever. Our winter population continued to increase as folks discovered they could work from Bayside. Cottage sales and cottage improvement projects contributed to the busyness, too.

Although every year has something new, the Village Agent's work has a somewhat predictable rhythm:

- Budget permitting, continue to upgrade and maintain dirt roads and repair and maintain paved roads. Storm drains cleaned out and winter sand purchased in the fall. Plow and sand Village streets through the winter until spring.
- Monitor the work of our trash pick-up contractor.
- Work with our parks mowing contractor to make sure that the parks are raked and cleaned up in the fall and mowed and maintained during the spring and summer. We are “weeding and feeding” Ruggles Park to restore the park to its pre-seawall construction condition.
- Throughout the year, respond to inquiries from private contractors working in the Village about building permit process, water and sewer connection issues, location of underground utilities and road issues.
- Work on a variety of projects for the Sewer Department, fixing equipment that breaks, at least weekly trips to Waterville with testing samples required by our operating license. This year, support the Utilities Chair, David Crofoot, and Utilities Superintendent, Dick McElheney to get clear on the engineered capacity of our system.
- Worked on a variety of Water Department projects, including spring installation and fall removal of water meters, turning water on and off for seasonal water customers, investigating water leaks and monitoring the repairs.



- Manage pulling out and storing the floats for the winter. In the spring, work on float inspection and repair, as needed, and putting them in the water. Managed the annual marine engineer inspection of the wharf.
- Close Community Hall and the Library for the winter and reopen for the summer.
- Worked with Overseers' committees – Governance, Safety, Waterfront Safety, Infrastructure, Tree and Tree Warden, and Personnel. Keep the Overseers informed about current and future infrastructure repair and replacement needs.
- Supervise the seasonal lifeguards and police personnel and maintain the police cruiser.
- Respond daily to questions and concerns of community members.
- Keep an eye on everything happening in the Village.

Additional infrastructure issues:

- We had three bad rainstorms – 6” of rain in 3 hours – from Halloween through mid- November. Each storm resulted in serious washout problems on upper Maple Street, Rogers Lane, Oak Street, Park Row and Bayview Park that required repairs.
- Property owner complaints about water runoff from village roads: Whenever I have an opportunity, I advise property owners who are building new structures or doing major remodels to build their foundations higher than the crest of the road grade to avoid flooding problems. Property owners who ignore this advice then complain that runoff from the road floods their property.
- Through the winter and spring, coordinated with contractors replacing power and telephone poles and stringing fiber optic cable.
- With Steve Kaziliones, assessed Village roads and created a prioritized list of future repairs and upgrades needed.
- Brady Brim-DeForest applied for a federal infrastructure grant for the Village. We are waiting for a response.
- The Village and the Yacht Club reached an agreement about a new yacht club boat storage area behind the firehouse, pond, and garage on Bluff Road. I coordinated site preparation for the new storage area. Cradle Row/Grove Street is now available for overflow parking.



- Coordinated purchase and installation of parking signs to implement the parking ordinance. Also managed “no parking” stenciling on roads as needed.
- Coordinated with Town Road Commissioner about needed repairs and upkeep on Town roads in the Village. (For example, George Street, Broadway, and Bluff Road)

I want to thank volunteers Paul Overgaag for rebuilding the merry-go-round and helping me with several projects around the village and Lisa Webster for maintaining the Community Hall flower boxes.

William Paige, Village Agent



Technology Officer Report

Bayside has had a long history of technology support by members of the community, and of course the village staff, but as the village enters its third decade of the 21st century, it became clear that more dedicated time and focus was needed. President Novotny made the decision to appoint a Technology Officer to oversee and coordinate technology infrastructure for the village at the beginning of her term in 2021.

Presently, the remit of the Technology Officer includes oversight over:

- Technology infrastructure (including communications, information delivery, and data storage systems);
- Village Information Technology Security;
- Technology, security, and data policies and compliance;
- Technical support for the Village staff and Overseers.

Over the last year, I have been primarily focused on shoring up access controls, drafting policies covering acceptable use and security, regularizing the cadence of administrative tasks across core village technology infrastructure, supporting the Communications Committee with work on the village website, and analyzing options for online bill pay.

Going into the next year, I will be focused on:

- Onboarding and overseeing a new technology support vendor;
- Rolling out core information technology policies;
- Standardizing data storage taxonomies and structures;
- Rolling out the new NVCMaine.gov domain;
- Rolling out a bill pay capability that will support payments for the Utilities Committee and other village fees.

Brady Brim-DeForest, Technology Officer



Wharfmaster Report

The Waterfront remains the center of Bayside. It's here where you have access to the bay for boating, swimming, fishing, and relaxing. The shore and wharf provide storage for many types of personal watercraft. The lawn is used for games, picnics, dog walks, and naps. Parking is provided for visitors and sightseers.

All these activities are experiencing a greater demand. Because of this demand the village has a responsibility to manage this valuable resource. We have new parking regulations which limit the areas for parking. To this end the Cradle Park (between Pleasant St. and Clinton St.) has been cleared this year of boat and trailer storage and is now the location for overnight waterfront parking and overflow cottage parking. Please read through the Parking Regulations for details.

Yearly permits are required for the storage of any personal watercraft including dinghies, canoes, kayaks, and paddle boards at the waterfront. The permit is to make sure watercraft owners get a copy of the regulations, helps the village see who is using the waterfront, and offsets the expense for the care of the waterfront. The permit does not grant permanent summer storage at the waterfront but allows a time limited storage option. Please refer to the Waterfront Regulations for the exact permissions. All shore storage of watercraft must remain between the road and the shoreline. No storage is allowed in the park.

The addition of an out float for dinghy tie-ups has helped to relieve some of the overcrowding at the boat float. Early indications show an increase in the number of dinghies over last year. Please put your dinghy on the out float when it is not in use beyond a 48-hour tie-up period. Unless we have everybody's help with this issue more restrictions and limitations may become necessary.

And please keep in mind that the waterfront is village property, respect the rules and regulations associated with your use of the property. We all need to work together to make access to the waterfront function for everyone. Your help by parking where allowed, removing your unused watercraft from the waterfront, relocating your dinghy off the boat float, and respecting Bayside property will let others share in the enjoyment of the waterfront.

Craig Brigham, Wharfmaster



Bayside Arts Report

In 2021 Bayside Arts decided once again to forego a season of performances in the Community Hall because the uncertainty of COVID-19 still loomed large.

We did have an early-season porch party for Bayside Arts supporters at which Baysider Philipp Elssner, a recent graduate of the Cleveland Conservatory in violin performance, gave a lovely recital of solo works by Bach, Kreisler, and others. We thank Colleen and Carl Oberg to contributing their porch for that event.

We went forward in August with an exhibition of photographs by Bayside professional photographer and frequent Bayside-Picture-Of-The-Day contributor, Steve Nelson. The exhibition had been planned for 2020.

In 2022 we have been delighted to get back to business once again, this year with a film series of comedy classics; a jazz concert by the Ali Webb Quartet from Virginia (postponed from the 2020 season); and a reading by Belfast author Linda Buckmaster, joined by Elizabeth Garber — both featuring their forthcoming books of “sea-soaked” prose. Also, we have scheduled a late-breaking concert on August 20 with Philipp Elssner on violin, Ben Maxwell on cello, and Jacob Wang at the piano — in a program of piano trios.

Jess Cohen put together a great program of double-feature movies for kids and teens on Tuesday nights, with pre-movie projects keyed to the film themes. A performance – for the third time in Bayside – by popular juggler and physical comedian Michael Menes rounded out that series. Thank you, Jess!

We welcome the participation of community members in many ways and are actively seeking people who would like to help with future programs. With your help, we hope to be an active contributor to the Bayside summer experience many future seasons. If you want to participate, please contact Bill Cressey, wcressey@gmail.com.

Bill Cressey, President



Bayside Historical Preservation Society Report

Thank you to all Bayside residents who stayed active not only in the BHPS but also in the NVC, Northport Yacht Club and Bayside Arts during the difficult times of the pandemic. The need for community involvement on the volunteer level never stops!

The Bayside Historic Preservation Society remains strong with over 110 members. We continue to maintain exhibits in the Community Hall as well as at our "Shady Grove" museum on Pleasant St. Once again, we're sponsoring, along with Rob and Joy Sherman, the annual Collector's Day. We support community activities like the Northport Food Pantry, the Annual "Under the Stars" Dance on the Basketball Court- along with Bayside Arts and general community fund raising efforts for building and grounds improvements.

This past year we said goodbye to our retiring Treasurer Heidi von Bergen after many years of careful fiscal guidance. We also said goodbye during the pandemic to our incredibly capable secretary, Pam Williams. We sincerely thank these two women for their years of service to the BHPS. We are happy to announce that Helen Peletier will take over from Heidi, but to date, we're still in search of a secretary. Thank you to Lisa Webster for sprucing up the grounds of Shady Grove again this year. She regularly works her springtime magic to clean and plant and further beautify our museum area.

Over the last 26 years, the BHPS was fortunate to have Dick Brockway as a true friend, gifted craftsman, and generous supporter. Without being asked, Dick's exquisitely detailed handmade models, showing long gone buildings and informative dioramas, would quietly appear in the Community Hall. These large models were beautifully displayed in wooden and glass cases, transported on wheels for ease of movement. Dick also made models for the community when several choices for structures were to be decided upon to help those of us who are visual learners choose one option over another.

Dick's interest in interpreting history via architecture and helping all to appreciate what we have in Bayside was not limited to his models in public spaces. Many cottages in Bayside have been blessed with a surprise package on their doorstep holding a Brockway miniature model of that very



same cottage. He unselfishly offered to build models for high bidders in fund raising activities- most recently for our new playground.

The BHPS has Dick, and his longtime work partner Rob Sherman, to thank for the moving and reconstruction of our museum building, Shady Grove, and for the constant repair of buildings, fences, and historical signs (that he created) around the village. The loss of Dick this Spring is a true loss for our entire community. The legacy of Dick Brockway however will be around for a very long time.

Joe Reilly, President



Bayside Library Report

The Bayside library is located on the corner of George and Griffin Streets. The library has both a children's room and an adult room. It is open seasonally from around Memorial Day to Indigenous People's Day and daily from around 10:00 am to 5:00 pm.

Books circulate on an honor system basis. Jen Lannan offers a weekly children's story hour on Wednesdays. Donations of books by members of the Bayside community make the library possible, and the community continues to give the library its enthusiastic support and use.

The library is managed by volunteers who open and close, sort and shelve, clean, and maintain. Members of the 2021 team were: Suellyn Fleming, Jen Lannan, Jennika Lundy, Sea Chauvin, and Heidi von Bergen.

A special thank you is due to Tim and Ann Marie Samway whose generous contributions keep the library full of current titles and the gardens looking beautiful.

Jennika Lundy, Director of Library Operations



Northport Yacht Club Report

NYC Board of Directors 2021-2022

Emerson Smith - Commodore
Jim Coughlin – Vice Commodore
Lisa Webster – Rear Commodore
Gordon Fuller - Fleet Captain
Karen Trasatti - Secretary
Craig Brigham - Treasurer
Lisa Berry - Director
Jim Facey - Director
Dave Leaming - Director
Laura Tubio - Director
Deanna Wolfire - Director

The Northport Yacht Club, founded in 1939, continues to serve as a hub for more than 200 families each summer, where friends reconnect after the long winter, social responsibility is embraced through charitable and educational activities, and generations learn boating and seamanship. The Northport Yacht Club is all about its many volunteers.

We are in our 83rd year and look forward to continuing our partnership with other community organizations to perpetuate what Bayside is: a community that is beyond special. This past year we welcomed back the sailing school and many of the staple social events on the calendar. The sailing school moved to online registration (with great success), and we continue to mentor and guide our young sailors and blossoming instructors.

It was our honor to present Gordon Fuller with our 2021 Fred T. Martin Member of the Year Award for his (hopefully) never ending support of the yacht club. Gordon tirelessly works behind and in front of the scenes and is an integral part of the sailing school and yacht club.



Last but certainly not least, it was a privilege to honor Judy Metcalf with the 2021 Kathy Crowley Fuller “Unsung Hero” Award. While many likely don’t realize all that Judy does behind the scenes, the yacht club is eternally grateful for the years of guidance and support, especially recently as we tackle new and evolving issues.

For Summer 2022, it’s been a pleasure to see Bayside — and specifically the Northport Yacht Club — come together again with a full calendar of sailing, social events, and fun with friends — new and old.

Emerson Smith, Commodore



Clerk's Report: 2021 Annual Meeting

CLERK'S REPORT OF THE ANNUAL MEETING OF THE NORTHPORT VILLAGE CORPORATION

AUGUST 10, 2021

The Annual Meeting of the Northport Village Corporation was held on Tuesday, August 10, 2021, at 6:30 p.m. in Ruggles Park with 124 registered voters present. The Clerk opened the meeting by reading the Call and Return on the Warrant. The Annual Warrant had been posted in five locations within the Village and in the newspapers. The Warrant and Clerk's report of the Annual Meeting, 2020, had been included in the Annual Report, which was published more than two weeks before the meeting.

To open the Annual Meeting, John Spritz, retiring President of the NVC, led the villagers in the Pledge of Allegiance. He thanked, Bill Paige, George & Judy Metcalf, Gordon Fuller, Stephen Wright, Jeffrey Wilt and Lisa Fryer for setting up the tables and chairs from the Community Hall in the Park prior to the meeting.

Prior to the nomination of a Moderator, the Clerk asked that we took a moment to remember those family members, friends and neighbors who had passed away in the last year.

Barbara Page Bartusek
Zion Daniel DesMarais
Marilyn Dyer
Norman James
Craig Keith
Joe Kernan
Suzanna "Sooze" Martin Reardon
Colleen Geagan Robbins
Scott D. Sebold
Jean Patricia Skellchock
Dana Whitten



Article 1: To choose a Moderator, by written ballot, to preside at said meeting. Blair Einstein, representing the Nominating Committee, nominated Lee Woodward. There were no nominations from the floor. Lee Woodward was elected Moderator of the Annual Meeting. The Moderator took the Oath of Office from the Clerk.

The Moderator welcomed everyone to the Annual Meeting and reminded everyone to vote at the meeting you had to register to receive a pink voting card.

He noted that, as an order of business, there was a Citizen's Initiative to be voted on. He stated he would like to take a motion to place it at an appropriate place in the Warrant, so it was not overlooked and that it had a reasonable location. Moderator Woodward said he would entertain a motion that the Citizen's Initiative be placed immediately after Article 8 and before Article 9. Janae Novotny made the motion that the Citizen's Initiative be placed immediately after Article 8 and before Article 9, seconded by Mike Lannan. Hearing no discussion, he asked all in favor to raise their voting cards.

VOTED: Overwhelmingly passed

The Moderator recognized Judy Metcalf. She noted that John Spritz's three-year term as President had ended, and he declined to run again. She said she would like to begin with the two words John had started and ended every meeting as President: *Thank you.*

Article 2: President's Report

John noted that his President's Report was on Page 17 of this year's Annual Report. He thanked everyone. He served as an Overseer for two years and President for five years...he credited this to Jo Huntoon and thanked him for corralling him and putting a heavy arm on his shoulder and convincing him to be President. He stated that he tried to live up to the office that Jo had led for many, many years as President.

John thanked all the Overseers he had served with past and present, outgoing Treasurer Steve Kazilionis, incoming Treasurer, Wendy Huntoon, and Village Agent Bill Paige. In addition, John thanked three Overseers specifi-



cally: Janae Novotny, with a willing hand and willing heart for all her help; Mike Lannan, Chair of Infrastructure Committee, for making the seawall happen; and Judy Metcalf for her support, advice, and counsel in countless ways. John also thanked Beanie and Blair Einstein, who brought him here many years ago and has the good fortune to call them friends.

The Moderator asked for a vote to adopt the President’s Report as written.

VOTED – Overwhelmingly approved

Article 3: Treasurer’s Report

Wendy Huntoon’s report is on Page 18 on the Annual Report. To add to her report, she stated that the bond application for the seawall had been submitted and that the application was being processed with the Maine Municipal Bond Bank. She expected to hear at the end of August about the status of the application.

Article 4: To see what sums of money the Northport Village Corporation will raise and appropriate for the following accounts for the fiscal year 2021.

OVERSEERS PROPOSED BUDGET

Expenses

Total 6000 – Administration	\$ 27,931
Total 6199 – Employee Wages and Benefits	\$ 42,100
Total 6200 – Building and Utilities	\$ 17,075
Total 6290 – Roads	\$ 16,000
Total 6400 – Community	\$ 69,420
Total 6500 – Protection and Safety	\$ 30,920
Total 6900 – Long Term Debt Service	\$ 97,054
Total 8200 – Capital Expense and Contingencies	<u>\$ 10,000</u>

Total Expenses **\$310,500**

Total Funds to be Raised **\$310,500**



The money will be raised as follows: Funds will be requested from the Town of Northport (\$10,000) as reimbursement for municipal services provided by the Village which benefit the town as part of the warrants of the Town's Annual Meeting. The NVC expects to raise \$4,900 from other revenue (\$3,000 Utility rent, \$900 Interest, \$700 Community Hall Rental; \$300 Boat Registration.) The balance (\$295,600) is to be raised from the Village property tax. For each dollar of the municipal warrant not approved by the voters of the Town of Northport, it shall be raised from the Village property tax.

The Moderator said he would entertain a motion to adopt Article 4 as printed. Dan Webster made a motion that the Treasurer's Report be approved as printed, seconded by Blair Einstein.

VOTED – The Article was overwhelmingly adopted as printed.

Article 5: To see if the Northport Village Corporation will vote to appropriate and authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation and/or expend funds from accumulated surpluses, a principal amount not to exceed \$290,700 in anticipation of 2022 taxes and to issue and sell for that purpose general obligation bonds or notes of the Northport Village Corporation, the proceeds to be used for the purpose of providing working capital for governmental activities of the Corporation, such bonds and notes to be issued upon such further terms or conditions as may be determined by a majority at least of the Overseers of the Northport Village Corporation.

Financial Statement

1. Total Village Indebtedness

A. Total bonds outstanding and unpaid as of 12/31/2020	\$2,626,426
B. Total bonds authorized and unissued	\$ 732,238
C. Bonds to be issued if this article is approved	\$ 264,100
(NOTE: This bond would replace \$232,238 of the sum included in line B)	<u>(\$ 232,238)</u>
Total	\$3,390,526



2. Costs

At an estimated rate of 1.0% for a term of one year, the estimated costs of this bond issue will be:

Principal:	\$ 295,600
Interest	\$ <u>2,956</u>
Total Debt Service	\$ 298,556

3. Validity

The validity of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not effected by reason of the variance.

Moderator Woodward said he would entertain a motion to adopt Article 5 in its entirety as printed. Judy Metcalf made a motion that Article 5 be adopted as printed, seconded by Walter Hickman. Hearing no questions, the Moderator called for a vote on Article 5 as printed in the Warrant.

VOTED - Article 5 was overwhelmingly adopted as printed.

Article 6: To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation a principal amount not to exceed \$500,000, and to issue and sell general obligation bonds or notes of the Northport Village Corporation for that purpose and/or to expend funds from accumulated surpluses (the combined borrowing and use of surplus funds not to exceed \$500,000), for replacement and repair of Community Hall and Wharf as needed, repairs to utilities operated by the Village Corporation for reconstruction of shoreline damage to property owned by the Northport Village Corporation or repairs of roads owned by the Corporation, such bonds and notes to be issued upon such further terms or conditions as may be determined by a majority of the Overseers of the Northport Village Corporation, and further to authorize the overseers to accept and expend federal or state grants, execute any and all contracts and documents and take any and all actions necessary or convenient to issue the bonds or notes of the Northport Village Corporation and accomplish the Project.



Financial Statement

1. Total Village Indebtedness

A. Total bonds outstanding and unpaid as of 12/31/2020	\$2,626,426
B. Total bonds authorized and unissued	\$ 732,238
C. Bonds to be issued if this article is approved (NOTE: This bond would replace \$ 500,000 of the sum included in line B)	\$ 500,000 <u>(\$ 500,000)</u>
Total	\$3,358,664

2. Costs

At an estimate rate of 4.0% for a term of 20 years, the estimated costs of this bond issue will be:

Principle:	\$500,000
Interest:	\$235,813
Total Debt Service	\$735,813

3. Validity

The validity of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue differs from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

John Spritz explained Article 6.

Moderator Woodward said he would entertain a motion to adopt Article 6 in its entirety as printed. Brady Brim Deforest made a motion that Article 6 be adopted as printed, seconded by Carl Oberg. Hearing no questions, the Moderator called for a vote on Article 6 as printed.



VOTED – Article 6 was overwhelmingly adopted as printed.

Article 7: To see if the Village will vote to use reserves to fund the 2022 Seawall Bond Payment on the \$1.6 MM Seawall Bond in an amount not to exceed \$50,000 (this includes the \$25,000 approved in 2020 and an additional \$25,000 in 2021). The Seawall Bond was authorized at the 2019 annual meeting.

Judy Metcalf reminded the voters that the Overseers held an emergency meeting on August 7 to address an issue with the Warrant. The Warrant published in the Annual Report was subsequently amended after the Annual Report was published to properly reflect new debt service related to the Seawall Project. A copy of the “Amended Warrant” is available at the voter registration desk.

Moderator Woodward said he would entertain a motion to adopt Article 7 in its entirety, as printed. Dan Webster made a motion that Article 7 be adopted as printed, seconded by Harry Rosenblum. Hearing no questions, the Moderator called for a vote on Article 7 as printed in the Warrant.

VOTED – Article 7 was overwhelming adopted as printed.

Article 8: To fix a rate of interest on taxes delinquent after September 1, 2021, equal to that charged by the Town of Northport.

Moderator Woodward said he would entertain a motion to adopt Article 8 in its entirety, as printed. Carl Oberg made a motion that Article 8 be adopted, seconded by Harry Rosenblum.

VOTED – Article 8 was overwhelmingly adopted as printed.

Moderator Woodward moved onto the Citizen’s Initiative which was agreed that, by vote earlier in the meeting, this Initiative would be addressed immediately after Article 8 and before Article 9. Lee Woodward indicated, because this was a Citizen’s Initiative, if any Overseer wanted to speak on it would be speaking from the point of view of being from the public, not as an Overseer.



Article 8A: The Citizen’s Initiative: Demand for 10% Assessed Tax Rebate from the Town of Northport to the NVC.

Moderator Woodward said he would entertain a motion to adopt the proposed. Article 8A as printed. A “yes” vote means you are voting for the Initiative, a “no” vote is in opposition of the Initiative.

Vicky Matthews moved that the Citizen’s Initiative be adopted as written, seconded by Mike Lannan. The Moderator opened the floor for discussion.

Mike Lannan, 790 Shore Road, summarized the Article.

Judy Metcalf, 9 Maple Street, said that at the top of the Citizen’s Initiative, the Overseers’ had an opportunity to vote on whether they supported or endorsed the initiative. She wanted to remind the attendees that five out of seven Overseers were opposed to the Citizen’s Initiative. However, our By-laws allow us to have the opportunity to have such citizen’s initiatives so that all the voices who want to, can be heard.

Bill Cressey, 3 Bayview Park, Janae Novotny, 7 Park Row, Michael Tirrell, 16 Ruggles Park, Judy Metcalf, 9 Maple Street, Sid Block, 16 Bay Street, David Crofoot 800 Shore Road, Jo Huntoon, Broadway, spoke against the proposed Citizen’s Initiative.

Mike Lannan, 790 Shore Road, Vicky Matthews, Griffin Street, and Jim Coughlin, 497 Bluff Road, spoke in favor of the Initiative.

Hearing no further questions or comments, Moderator Woodward called for a vote on the Article, to signify by raising their voting cards, those in favor of the Initiative and those opposed to the Initiative.

VOTED – Citizen’s Initiative overwhelmingly, but not unanimously, was rejected with four in favor and 120 opposed.

Article 9 – To elect by written ballot a President for the NVC for a term of 3 years.



Moderator Woodward asked the Nominating Committee if there was a nominee for President for a three-year term. Blair Einstein, representing the Nominating Committee, nominated Janae Novotny. There were no nominations from the floor. The Moderator asked the Committee to cast two written ballots for Janae Novotny.

Article 10: To elect by written ballot 3 Overseers for the NVC for terms of 3 years.

Moderator Woodward asked the Nominating Committee if there were nominees for the three Overseers position. Bill Cressey, representing the Nominating Committee nominated:

Brady Brim-DeForest, Vicky Matthews and Judy Metcalf.

Brady Brim-DeForest, new to the community of Bayside, give a brief introduction.

There were no nominations from the floor. The Moderator asked the Committee to cast two written ballots for each of the three Overseers.

Article 11: Reports of Committees

Infrastructure: Mike Lannan's report is on Page 19 of the Annual Report.

Finance: Judy Metcalf's report is on Page 20 of the Annual Report.

Communications: Lisa Fryer's report is on Page 21 of the Annual Report.

Governance: Judy Metcalf's report is on Page 22 of the Annual Report.

Safety: Michael Tirrell's report is on Page 23 of the Annual Report.

Waterfront Safety Committee: Jeffrey Wilt's report is on Page 26 of the Annual Report.

Trees: Lisa Fryer's report on page 28 of the Annual Report.

Personnel: Janae Novotny's report is on Page 29 of the Annual Report.

Utilities: David Crofoot's report is on Page 30 of the Annual Report.

Village Agent: Bill Paige's report is on Page 32 of the Annual Report.

Wharfmaster: Craig Brigham's report is on Page 33 of the Annual Report.

Bayside Arts: John Woolsey's report is on Page 34 of the Annual Report.



Bayside Historical Preservation Society: Joe Reilly's report is on Page 35 of the Annual Report.

Bayside Library: Jennika Lundy's report is on Page 36 of the Annual Report.

Northport Yacht Club: Lisa Webster's report is on Page 37 of the Annual Report.

Adjournment: The Moderator entertained a motion to adjourn. The vote in favor was unanimous. The meeting was adjourned at 7:50 p.m.

Maureen Einstein, Clerk



NVC: Outstanding Taxes

As of May 31, 2022

Tax Year 2021

ATKINSON, JAMES W. III & SUSAN E	\$ 58.88
COUGHLIN, JAMIE SUE	\$ 61.72
CROSBY, MARK	\$ 1,542.66
DESMARAIS, STEPHEN M	\$ 685.54
DRINKWATER, GEORGE	\$ 96.50
FISCHER, SHARON	\$ 591.59
HOIKALA, KAREN A	\$ 485.90
VONGRIMMENSTEIN, CLAIRE L	\$ 638.56 *

Tax Year 2020

NONE

* Denotes payment made after 05-31-2022



NVC Building and Plumbing Permits 2021

Below are the permits issued for the NVC in the Town of Northport:

14 Building permits

The breakdown is as follows:

- 4 - Additions
- 1 – Maintenance Building
- 4 – New Dwelling Unit
- 2 – Sheds
- 3 – Deck

15 Plumbing Permits, including:

- 12 - Internal permits
- 3 - Subsurface wastewater disposal system

Respectfully submitted,

C. Toupie Rooney
Code Enforcement Officer
Local Plumbing Inspector
Town of Northport



In Memoriam

We remember dear family and friends who have passed in the last year:

Bernadette M. Bartlett
Franklin “Bob” A. W. Field
Richard “Dick” Lagner
Adelaide Evelyn (Barrock) Lincoln
Patricia Ann “Patti Ann” (Newcomb) Lord
Ambia M. Smith
Richard Judd “Dick” Brockway
Frederick “Fritz” Homans