

**Approved Minutes Northport Village Corporation
Board of Overseers Meeting
Sunday, January 8, 2023**

Overseers, Officers and Staff present: Celine Bewsher; Brady Brim-DeForest (via Zoom); Fred Lincoln; Vicky Matthews; Judy Metcalf (via Zoom); Michael Tirrell (via Zoom); and Jeffrey Wilt; President, Janae Novotny; Treasurer, Wendy Huntoon (via Zoom); Clerk, Maureen (Beanie) Einstein (via Zoom); Village Agent, Bill Paige; Office Manager, James Mays.

Public Comments

Dan Webster (670 Shore Road) stated that the Overseers should provide information for items on the Agenda to be acted upon and that the Agenda should thoroughly identify what items that are going to be acted upon, to give members of the public an opportunity to make public comment.

Jim Coughlin (526 Bluff Road) agreed with Dan W.

Aaron Rosenblum (20 Bay Street) – The recent storm did significant damage to their seawall as well as many others on Bay Street and south. It appears that these storms may be occurring on a more regular basis. The village should be thinking about a policy for public access for owners to work on their seawalls.

Rachael Rosa (7 Auditorium Park) – Public access from Auditorium Park to the shorefront has deteriorated.

Business Meeting called to order at 9:11 a.m.

President Janae Novotny added two new items to the Agenda: 1) Newly formed Audit Committee Meeting and 2) Scheduling an emergency meeting of the Board of Overseers.

Minutes

Janae N. asked if there were any questions/comments on the minutes of the December 11, 2022 meeting. Hearing none, she recommended the Board approve the minutes.

Jeffrey Wilt moved, seconded by Celine Bewsher, to approve the minutes of the December 11, 2022 meeting. Voted: Unanimous

Village Agent Report

Village Agent Bill Paige referred the Overseers to his written report circulated prior to the meeting. The Safety Committee is responsible for language of needed waterfront signage. Replacement of the fire pond fence would be approximately \$15,000.00. He will obtain an estimate to repair the fence. In response to a question from Vicky M. about resetting the

fence posts, he explained that the fence is 40 years old and the posts can't be set deeper because of the underlying rock layer. In response to a question from Celine B. about suggestions for improving the lawn condition at Ruggles Park, Bill P. responded that he had tried to contact the golf course turf person, but everyone was gone for the season.

Bill P. noted that a decision needs to be made about Grove Street. He also reminded the Overseers that the trash contract is a one-year contract, which will be up in September 2023. The Village will have to obtain bids prior to that so the Budget Workshop can address the costs in May.

Steve Kazilionis had made a list of priorities and time frames for work to be addressed by the Infrastructure Committee, which Wendy Huntoon forwarded on to the Overseers at the meeting. Jeffrey Wilt, Chair on the Infrastructure Committee, currently does not have the time for the administrative work associated with the Committee; his work with the Utilities Committee is very time consuming. His term as Overseer ends in August 2023, so thought should be given to the next Chair of the Infrastructure Committee. Janae N. said that these concerns would be addressed in future meetings.

Treasurer's Report

Treasurer, Wendy Huntoon, referred the Overseers to her written report circulated prior to the meeting. The Office will send copies of the Warrants, along with their invoices, to the Overseers not physically present at the meeting for their signatures.

Wendy H. recommended that the Board approve payment of the Northport Tax Collection Bill for \$7334.12, for the past year. This bill was not included in the current warrants. Wendy recommended that the Overseers approve that bill for payment now. This amount will be placed on the next warrant indicating that it was an expense and not an actual bill for payment on the next warrant.

Judy M. made a motion, seconded by Jeffrey W., to pay the Town of Northport's invoice for tax billing and collection services for the Northport Village Corporation. Voted: Unanimous.

Both 2021 and 2022 financial statements have errors in them; she is circulating them only to the Overseers so they can see what the statements of financial activity look like. Wendy will be working with Philbrook and Associates to address some of these outstanding issues, focusing on 2021 to get accurate statements of financial activity necessary to accomplish the 2021 audit conduct with Purdy Powers.

Wendy H. reminded the Overseers that the general portion of NVC does not receive its annual tax revenue until September. Therefore, NVC funds many expenses from January through September out of reserves. The Overseers should remember this when they make decisions about funding capital projects and other expenses such as lifeguard, police, etc. during that time.

Audit Committee

An Audit Committee was formed with Wendy Huntoon, Chair, Fred Lincoln, Janae Novotny and Jeffrey Wilt. Wendy H. has a call scheduled with Purdy Powers on Monday, January 9, to talk about the Audit and financial statements. The 2020 Audit is not a “clean opinion” which was expected by the Committee. It is important for the NVC to write a formal Management Letter in response to the financial statements and needed corrections. Most of the errors they identified have been corrected. It is important to have an independent person (accountant) write a formal response to Purdy Powers’ Audit.

Fred Lincoln made a motion, seconded by Jeffrey Wilt, that the Board approves an amount not to exceed \$2,000 for professional support in writing the Management Letter in response to Purdy Powers’ 2020 Audit. Voted: Unanimous.

Wendy H. will contact Purdy Powers to see if they are open to a Zoom meeting to discuss the findings of the 2020 Audit so the NVC will have a deeper understanding of the findings.

President’s Report

As stated on the agenda, Janae N. made the recommendation to grant to Overseer Victoria Matthews the authority to endorse checks and orders for the payment of money or otherwise withdraw funds on deposit in the name of the NVC with Bangor Savings Bank and to affirm the authority of Treasurer Gwendolyn Huntoon and President Janae Novotny to open any deposit account(s) in the names of the NVC; endorse checks and orders for payment of money or otherwise withdraw or transfer funds on deposit in the names of the NVC with Bangor Savings Bank; place orders with Bangor Savings Bank for petty cash, coin or currency drawn on the deposit account(s) of the NVC; and delegate or revoke the delegation of authority relating to all or some of the power(s) granted in this resolution to any person(s) to any person(s) who is a director, officer or employee of the NVC.

Judy M. moved, seconded by Vicky M., to adopt the recommendation as written in the Agenda. Voted: Unanimous.

Janae N. said that the Board must consider the issue of public access over village property to private land and the beach for owners to repair their seawalls. Bill P. has been contacted by various contractors regarding access for the small village-owned property between the Rosenblum (20 Bay Street) and Scholhamer (18 Bay Street) cottages and the village-owned land in Bayview Park. Discussion ensued about having a general policy. Jeffrey W. stated there needs to be a philosophical question regarding access via barge or over village property. The recent storm caused severe damage to some seawalls, which is prompting this issue. Janae N. will place it on the February Agenda for discussion.

Joel Bandy (34 Main Street) was informed in writing by Judy M. that the Overseers denied his request to be reimbursed approximately \$250.00 for damage to his truck when it was

hit by a limb from a Village-owned tree. Mr. Bandy asked Judy M. if the Board would reconsider his request. Per Judy M., the Village has no liability according to law and there was no gross negligence by the Village. No motion was made for reconsideration of Mr. Bandy's request. Judy M. will let Mr. Bandy know that his request for reconsideration of his reimbursement request has been denied.

Finance – Fred Lincoln

The Finance Committee met Wednesday, January 4, 2023. The Committee will be working on a Draft Budget beginning late January/early February. Per Judy M., it would be optimal to have a draft Budget for review in early May. Janae N. reminded the Board that the Budget Workshops by the Overseers are open to the public but these workshops are not a forum for public input.

Governance – Judy Metcalf

The Committee will have their next meeting on Wednesday, January 11, 2023 at 4:00 p.m. via Zoom. The town of Northport's CEO, Toupie Rooney, has asked for help with interpretation of the "Driveways" portion of NVC's Zoning Ordinance.

Utilities – Jeffrey Wilt

The Committee met on Friday, January 9, 2023, responding to the Finance Committee's request that the Utilities Committee consider another means of repaying the \$65,000.00 that is "due to" general government from the 2020 year, based on the opinion of the Finance Committee that the 4-year payment plan, approved by the Trustees and Overseers in December, puts undue stress on general government reserves. In addition, the 2023 Sewer budget includes \$29,000 for the purchase of a required piece of capital equipment. At the Utility Meeting, the Trustees unanimously adopted a motion **"to accept a \$94,000 loan from Water Department reserves at 4% over a 5-year term. Approval contingent on verification that a loan is allowable under PUC rules."**

The Committee is working on the transition of the Utilities Superintendent effective this month. Superintendent Dick McElhaney will be retiring and not renewing his license effective January 15 or January 30. Brady B. contacted Maine Rural Water and Olver Associates (the firm working with Belfast), and Olver recommended contacting Water Quality Compliance Services (WQCS), an engineering company in Wiscasset. The firm, headed by Charles "Chuck" Applebee employs 22 professionals. The Committee expects a formal proposal from WQCS on Monday, January 9, 2023 to manage our water and wastewater systems for 12 months. A special Utilities Trustees meeting is scheduled for January 10th at 5:00 p.m., in person and via ZOOM, at the Community Hall to review the WQCS proposal and make a decision whether or not to accept the proposal. The Trustees know that it will be a more expensive but very appropriate alternative. Brady B. noted that we have very few options. He called over 40 agencies; sent 200 emails, and received two "no capacity" replies.

Following a brief discussion among the Overseers, a special emergency meeting of the Overseers was scheduled for Thursday, January 12th at 6:00 p.m., via Zoom and in person, to review the Utility Committee's anticipated proposal to retain WQSC and make a decision to accept this proposal.

There were no exceedances in November and December and the plant is operating well.

Infrastructure – Jeffrey Wilt – No report

Parks & Trees – Vicky Matthews – No report

Safety – Michael Tirrell

Still waiting to hear back from Ronin Deschamps regarding lifeguard coverage for next season. There is another candidate who has expressed interest as well. The Safety Committee will be scheduling meetings for the season soon.

Waterfront – Brady Brim-DeForest - No report

Communications – Michael Tirrell

There needs to be a conversation regarding Communication's protocol for meetings, notices and items to be made available for any meetings for placement on the NVC website. Janae N. directed that all communications go through the Communications Chair. Per Janae N. the protocol is as follows: all communications, material, etc. should be sent to Michael T. first. Michael T. will then post it on the NVC Website and then onto other websites, i.e., Dan Webster. The chair of each committee can forward material to its committee members and the Board internally and Michael T. will post on the NVC website externally. Michael T. needs: meeting date, time and ZOOM details along with an agenda if it is available. This information should be provided in full for posting.

Celine B. thought there should be more clarification between social activities and village business notifications. Thorough discussion ensued. Brady B. reminded the Overseers that a resident can receive notices by signing up on the NVC website with their email address. Brady B. suggested that NVC create essentially an "email alias" to streamline communication and consistency which he will communicate to Michael T.

Personnel – Janae Novotny – No report

Technology – Brady Brim-DeForest

He is finalizing a drive structure this week and will schedule a session, with the staff, for training and a walk-thru, hopefully, by the end of January. Currently, office workstations are backed up to a hard drive and Google drive. Google drive will be the primary storage folder for the workstations. He is working on the final IT proposed policies.

Community Hall Form- Vicky Matthews

The draft Community Hall Request Form for usage fees and rental has been circulated. When the form is completed the NVC Office will send the final to Communications Chair Michael Tirrell for posting. A notice needs to be sent to Bayside Arts, Bayside Historical Preservation Society and the Northport Yacht Club regarding the new fee structure and deadline for priority reservations for the summer season. If one of these organizations makes a \$200 donation, the group will not be charged any other fees for Community Hall use for the season. Bill P. suggested that rules are needed for using the Community Room.

Town Liaison - Jeffrey Wilt - No report

Public Comments

Rachael Rosa (7 Auditorium Park) thanked Wendy H. and Brady B. for getting back-ups for the office workstations.

Jim Coughlin (526 Bluff Road) thanked the Overseers, the Finance Committee and many volunteers for all the work they do for the Bayside community.

The meeting was adjourned at approximately 11:02 a.m.

Submitted by Maureen (Beanie) Einstein, Clerk and Janae Novotny, President.

Approved by the Board of Overseers, February 12, 2023.