

**Northport Village Corporation**  
**Approved Minutes of the Board of Overseers Meeting**  
**Sunday, February 11, 2024**

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

**Public Comments:**

Sid Block (16 Bay Street) – Spoke in favor of the Board approving several of the Bay Street property owners *Application for Public Access to NVC Property* for seawall repairs. He requested that this previously used access over the past years again be allowed with the understanding that the access be appropriately restored after completion of the work.

He also stated he hoped the NVC will support his request that the Town of Northport not cooperate with the City of Belfast in the City’s attempt to use Northport town property in Belfast’s misuse of eminent domain concerning Nordic Aquafarms.

Dan Webster (670 Shore Road) – The attachment referenced in the Infrastructure Report was missing and was not available to the public prior to the Overseers meeting. Dan W. requested that, in the future, any attachments for the meeting be distributed prior to the meeting for public review.

Rachael Rosa (Auditorium Park) – As part of the Office Manager’s Report would like clarification of what account numbers represent.

**Business Meeting called to order at 9:14 a.m.**

**Approval of the Minutes of the January 14, 2024 Overseers Meeting**

Janae N. asked if there were any questions or comments on the minutes of the January 14, 2024 meeting of the Board of Overseers.

**Jeffrey W. moved, seconded by Fred L., to approve the minutes of the January 14, 2024 meeting. Voted – Unanimous.**

**President’s Report – Janae Novotny**

Janae N. said that Sid Block’s request concerning Nordic Aquafarms and the Town of Northport was item was not part of the Board’s Agenda for this meeting and will not be acted upon. Anyone wishing to support his request, should do so individually through email or attendance at the Town meeting, as a property owner not as an Overseer or Officer.

Request by Rick Fischer, contractor who did most recent repair/removal on the Butters Cottage in Auditorium Park, for return of the \$20,000 deposit paid to the Village: Bill P. and Janae N. have inspected the area in Merithew Square. Bill P. recommended withholding \$10,000 until the spring when the grass can be reseeded, covered with hay and any other needed work can be done to restore to its original state prior to the construction.

**Jeffrey W. made a motion, seconded by Judy M., that NVC return a partial refund of the \$20,000 in the amount of \$10,000. The remaining \$10,000 be held until work is done in the spring to restore the area to its previous condition. Discussion ensued. Voted – Unanimous.**

### **Treasurer's Report – Wendy Huntoon**

Wendy H. referred the Overseers to her written report and attached financials circulated prior to the meeting.

2021 Audit – They have identified some errors in the Annual Report that reflected the 2021 Budget. The auditors are aware of these typos. 2021 Audit – Making good progress on the 2021 Audit; the auditors still have a few questions.

The main item on her Treasurer's agenda was setting 2025 Budget Development Workshops. After discussion, it was determined there would be a majority of the Overseers in attendance at the proposed dates for one-hour long workshops, and the dates were set as follows:

- Meeting 1: 2/17 at 9:00 a.m.
- Meeting 2: 3/16 at 9:00 a.m.
- Meeting 3: 4/27 at 9:00 a.m.
- Meeting 4: TBD

### **Village Agent Report – Bill Paige**

Consideration of Bay Street property owners *Application for Access to NVC Property* for seawall repairs.

Bill P. has had meetings with the contractor for the project, Paul Bernacki, representing the owners on Bay Street that need their seawalls repaired. The contractor for the property owners has been extremely difficult to work with and argumentative. The storm water drain/outfall in Bayview Park was designed by engineers in cooperation with the Town in the late 1980's-early 1990's as part of the project to get rid of ditches as storm drains. Before receiving this application, we were in the process of working on storm drain improvements. After doing his due diligence, Bill P. is recommending approval of the property owners Application with their contractor repairing the outfall area to gain temporary access to the beach. Repairs to that area, as a stopgap, would ensure the passage of equipment to access the seawalls.

**Fred L., made a motion, seconded by Judy M., that the NVC Board of Overseers approve the *Application for Use of Access to Village Property* submitted by Sharlene Kelly, Carl and Colleen Oberg, Claudia and Paul Andrews, Dawn and John Beaver, Alice Meador and Sid and Martha Block for construction activity on the NVC property adjacent to the white fence at 4 Bay Street (Oberg's property) with the following conditions:**

- 1. Contractor's Certificate of Liability.**
- 2. Completion date no later than May 15, 2024;**
- 3. Execution of the Indemnification & License Agreement between NVC and the property owners, signed by the Contractor and each Applicant; and**
- 4. Submittal of a refundable damage security deposit of \$20,000.00.**

Discussion ensued. Vicky M. stated that Sid Block's participation should be clarified. **Voted – Unanimous.**

Sharlene Kelly, speaking on behalf of the property owners on Bay Street, thanked Bill P. for his considerable patience and time regarding seeing their application through completion and dealing with their Contractor.

Bill P. ordered a new AED, which is in place and easily accessible, downstairs in the Community Hall.

Overseers wondered if AED Certification is needed to use the AED. Bill P. noted that upon turning on the AED, it is followed by a step- by- step audio on its use. AED's are placed in public areas for public use; no pre-certification is required. Vicky M. will look into additional training in use of the AED for villagers, and the cost of AED/CPR certification for interested community members.

**Officer Manager's Report – Trish Parker**

Trish P. referred the Overseers to her written report circulated prior to the meeting.

Recommendation to approve the agreement with Shannon Blaisdell for technology support, including all of the three scope of work and cost options.

**Vicky M. moved, seconded by Brady B., to approve the agreement with Shannon Blaisdell for technology support. Voted – Unanimous.**

**Utilities – Jeffrey Wilt**

Recommendation to approve the 2024 Sewer Department and 2024 Water Department Budget.

**Jeffrey W. moved, seconded by Brady B., to approve the 2024 Sewer Department Budget. Voted – Unanimous.**

The 2024 Budget reflects an overall increase of \$10,000 over the 2023 budget with a sewer rate of \$373.00 per trimester, an increase of \$13.00 from \$360.00 per trimester. The budget reflects the cost of ore frequent sludge removal, the full year cost of the Superintendent and our receipt of a \$45,00 fiscal sustainability grant.

**Jeffrey W. moved, seconded by Fred L., to approve the 2024 Water Department Budget. Voted – Unanimous.**

Any increase in water fees must be approved by the PUC. Belfast has increased purchase price of their water 30%; the Water Department 2024 budget reflects an expected fee increase of 15 % later in the year, pending PUC approval.

Recommendation to approve expenditure not to exceed \$10,000 to replace the NVC main water meter in Belfast.

As noted on the published agenda, this motion assumes replacing current 4" pipe main installed in the 1990's with a 6" pipe as recommended by Belfast Fire Department, Northport Fire Department, Belfast Water Department, NVC Utilities Superintendent and Village Agent. Proposed cost is \$8442.00. This is an emergency order. Current water meter is not working and cannot be repaired. Source of funds: NVC Water Department reserves.

**Jeffrey W. moved, seconded by Brady B., to approve expenditure, not to exceed, \$10,000, to replace the NVC main water meter in Belfast. Voted – Unanimous**

**Town Liaison – Jeffrey W. – No report**

**Infrastructure Report – Celine Bewsher**

Celine B. referred the Overseers to her written report, with attachments, circulated prior to the meeting. Celine B. felt it was extremely important that the Overseers start a dialogue with the Town of Northport about how climate resiliency grant funds are allocated between Bayside and the Town, and the allocation of required matching fund responsibilities is equitable. Celine B. would like this conversation to begin as soon as possible. Jeffrey W., as NVC's Town Liaison, will begin the process

by talking with Northport's Select Board about a joint meeting with the Board of Overseers, as soon as can be arranged.

**Public Comments**

Rachel Rosa (Auditorium Park) – In the future, could the budgets be formatted in a single page. Regarding, the Infrastructure timeline, the bottom of Clinton Avenue is not mentioned on the priority list.

**Adjournment**

President Janae N. adjourned the meeting at 10:39 a.m.

Respectfully submitted,

/s/

Maureen (Beanie) Einstein, Clerk

/s/

Janae Novotny, President

Approved by the Board of Overseers, March 10, 2024