

Northport Village Corporation
Village Agent Report
July 13, 2025 Board of Overseers Meeting

Recent activities

- Continuing to work on getting project estimates for items on the MMA list. Contractors are scheduling out a year or more. Identified a contractor for Community Hall building/carpentry work and lab/water shed work; waiting for an estimate. The electrician has done the work required by MMA. I've scheduled the electrician to come back to change out a faulty breaker in the electrical box at the Community Hall.

Wharf and floats

- Wharf: Dallas Fields Dive Service completed the major brace work on the wharf. Remaining repairs will be made in the summer. Weather has not cooperated with scheduling needs.
- Annual Wharf Inspection: Our marine engineer did this year's annual wharf inspection. He visited at dead low tide and again at high tide. He has sent a report that is available in the office, if anyone would like to read it. Based on his report, it appears that the wharf is in very good condition, after the repairs made last year. He stated that this is the best he has seen the wharf since the start of his inspections in 2015. The storms of December 2023 and January 2024 resulted in a lot of damage to the pile bracing, which was detailed in the inspection report dated June 21, 2024. That damage has all been well repaired from what the Inspector could see. He did not see any damage or deterioration that needed repair for this year, other than the ongoing concerns that we have reported in previous years.
- Floats: Working with marine engineer to finalize design and construction plans for swim and boat float construction to make sure they are sturdy enough to meet our needs. I met several times with the Engineer to finalize the design and we should be receiving that shortly. Engineer noted that our floats are designed differently and built much sturdier than most floats along the Eastern Seaboard. This design reflects the fact that our floats are used in open, not shallow water.

Utilities

- Dealing with requests for new water services, including two new constructions on Bluff Road. One of the requested water services has not been scheduled to put in as of yet. The other on Bluff Rd has been all installed from the main into the house. We are waiting for the plumber to install the meter and apparatus to put into service. We have one request for new water service on Route 1. That service has been installed from the main and into the house. We are waiting for the plumber to install the meter and apparatus to put into service.
- Fixing water service/connections and reconfiguring required plumbing and meter set up in several cottages' remodels.
- Supervised the sewer sludge pumpout on June 27th, by Moore's Septic.
- Working with RCAP to complete the work mapping GPS coordinates for sewer manholes.
- I have had several meetings with Dirigo Engineering for mapping sewer lines. The Engineer and Chuck Applebee, Utilities Superintendent, are preparing to get an

environmental company to come in and set up CCTV in the sewer lines to see the conditions of sewer lines and inspecting the sewer outfall pipe per the DEP requirements.

- Regular water and sewer maintenance work and Dig Safe requests are still ongoing.

Roads

- Broadway is on the Town of Northport's roads to pave.
- Working with contractor to start scheduling planned work in Ruggles Park and on Pleasant Street.
- Property owner complaints about water runoff from village roads: Whenever I have an opportunity, I advise property owners building new structures or doing major remodels to build their foundations higher than the crest of the road grade to avoid flooding. Property owners who ignore this advice then complain that runoff from the road floods their property and they want the village to do something about it.
- We have scheduled and completed most all spring road maintenance.

Miscellaneous

- I continue to talk or meet with Town Administrator James Kossuth on a regular basis about items that impact the village.
- I continue to field calls from private contractors working throughout the Village on current and planned projects in the Village, and deal with various villagers with issues they want addressed.
- My cell phone is also my personal phone. **If you have my number, do not give it out to anyone. The Village office phone is the right number to use for Village business.**

Village project/needs with future budget implications •

Sander: We are planning to replace sander in 3 years.

- Community Hall: We are missing some of our wood/metal tables and a couple of plastic tables have been "donated." Our tables are really showing age and wear and need to be replaced. Propose to include for 2027 budget.
- MMA Risk Management recommendations: I am still getting estimates and scheduling work that can be accommodated in the current budget.
- Roads/storm drainage: Area in front of mailboxes at Merithew Square to North Ave and down North Ave to the new hot top needs to be hot-topped, and another storm added. The project needs to be engineered to decide how to handle storm runoff. Lower Clinton Avenue from Merithew Square down needs curbing or storm drain to handle water that is currently washing out the embankment at the bottom of the street.

Submitted by
William Paige, Village Agent