

**Northport Village Corporation
Village Agent Report
September 8, 2024 Board of Overseers Meeting**

Recent activities and recommendations

- **Recommendations regarding wharf repairs.**
 - **Background:** Remember that our 2024 annual wharf inspection report from Pinnacle Hill Engineering gives very specific recommendations regarding replacement materials and repairs that need to be completed before the next storm season. I made numerous calls to Prock Marine, who has usually done our repair work, and to Isleboro Marine regarding their availability to do the work. Prock Marine is too busy with big jobs. Several times, Isleboro Marine told me that they were interested and would get back to me, and they never did. I continued to look for other companies who could do the recommended essential work.
 - Pinnacle Hill Engineering highly recommended Fields Dive Service out of Rockland. (Fields also works with Prock Marine on some jobs.) Dallas Field inspected the wharf, reviewed the needed work and gave the attached estimate of \$44,111.36 which is within the ballpark estimate from the engineer. Field also promptly provided an insurance certificate and W-9. Field said that he could fit us into his schedule, and that he would need to order the made-to-order Xbracing as soon as possible because of the lead time before delivery. He requested a promise to pay for the Xbracing, which we will own in case he is not approved for the work. If approved, Field will wait until spring for the pilings cleaning and epoxy work because he will not be able to do that work before the temperatures cool down. So, Janae Novotny, as President promised that the NVC would pay \$3053.00 for the needed Xbracing, and Field ordered those supplies immediately.
 - **Recommendations: (1) To ratify the President's promise that NVC would pay \$3053.00 for 3x10x16' PT 2.5CCA Xbracing and 3x10x24' PT 2.5CCA Xbracing, and (2) To approve engaging Field Dive Service to perform the wharf repairs listed in Field Dive Service 8/26/24 Estimate #2730 not to exceed \$44, 111.36 which includes the cost of the Xbracing.**
- **Shore to Bluff footpath:** We got the "go ahead" from the Town to install a culvert at the Shore Road end of the Shore to Bluff footpath. Sometime after October 15 is the earliest I will be able to put it in. Signs have been purchased for the path. We had some posts in our inventory, and I'm working with committee members on the best way to install the signs and path markers.
- **Risk Management Assessment:** Janae Novotny and I accompanied an MMA Risk Management Services representative on an inspection of all NVC properties – vault, waste water testing and storage building, wharf, floats, sewer pumping stations, library, Community Hall, Bayview Park gazebo and the wastewater treatment plant building. I will be able to report on the results and recommendations in my October report.

Parks

- Bayview and Merithew Square Parks: Personal property continues to be left in the parks or leaning up against fencing when not in use - bikes, plastic chairs and a bench, volleyball net left on a bench, etc.
- Ruggles Park: Junipers for basketball court area and river birch for the library grounds have been ordered. I have been informed that John Woolsey and John Hoy will determine where they will be planted. Any future resurfacing of the basketball court requires leaving the space between the hoop post and Broadway clear on the Blair Agency side of the area to allow equipment access. Looking into removing rotten stumps at some point in the future.

Wharf, floats.

- Dock Building: Looking tired. Needs scraping and new paint. I have a volunteer prepared to paint it this fall.
- Status of dock/causeway-storm damage repairs: Still needs to be done when I can find someone to do the work:
 - Lost more fiberglass coating on the fender pilings. Coverings need to be removed and pilings painted. Asked Bayside Marine if he was interested and he has not replied.
 - Fender pilings on the boat float side of the dock are loose and need repair. Current high tides are reaching the level of the dock planking. The next major dock rebuild should raise the dock.
- Floats: Scheduled to come out of the water after October 14, Indigenous Peoples' Day. If a hurricane is predicted to come our way, the floats will need to be pulled earlier. If that happens, depending on how late in the season it happens, we may not put the floats back in the water to avoid the expense and wear and tear on the floats.
- Lifeguards: Danielle Hicock's last day was August 20, and Miles Cannon's last day was September 1.

Miscellaneous

- I expect a busy fall and spring for construction project in the village. For example, work continues on two cottages on Broadway and one on North Avenue; a new house is planned next to the golf course and a cottage on Main Street will be moved to an adjoining property and a foundation poured.
- All village lighting, except streetlights, have been converted to LED. Am exploring what is involved in changing over the streetlights.
- Continuing to assess and consider improvement of Bayview Park storm - drain/outfall adjacent to Oberg's property. Because of abundance of heavy rains the last couple of years and severity of winter storms hitting at high tide, the storm drain/outfall needs help. Any of the fixes I have thought about must be consistent with recommendations we expect from the engineer hired by the Town to assess shoreline erosion. Whatever plans the Village decides on, I recommend restricting the area to storm drain/outfall purposes and no longer allow public access for construction on shoreline cottages.

- 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 projects/needs with budget implications

- Floats replacement: It is still time to begin setting aside and saving money to replace the floats; they are starting to show their age.
- Sander and plow: We should plan to replace sander in 3 years. Plow should be replaced sooner.
- Community Hall: We appear to be missing some of our wood/metal tables and a couple of plastic tables have been “donated.” Some of the tables are really showing age and wear and need to be replaced.
- Portable PA system: We need a new system for NVC outside events. (Bayside Arts allows us to use their new system inside the hall.)

Roads

- 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.

Utilities

- Preparing for installation of at least 3 new water services – a new house planned next to the golf course, a house on Crest Street and the last house in Bayside on Shore Road.
- The EPA requires water systems to prepare and maintain an inventory of service line materials. Initial inventories are required to be submitted to state primacy agencies by this fall. I have continued to work with the lead & copper service line inventory folks to provide plans and documents for the digital inventory.
- Starting to prepare for October 15 seasonal water disconnections.

Submitted by Bill Paige, Village Agent.

Fields Dive Service

23 Durkee Drive
 Hope, ME 04847
 www.fieldsdiveservice.com
 207-542-2730

Estimate

Date	Estimate #
8/26/2024	2730

Name / Address
Northport Village Corporation c/o Bill Paige 813 Shore Road Northport, Maine 04849

			Project
Description	Qty	Cost	Total
Repair Broke or Rotten Xbracing Remove old broken xbracing, Install new xbracing as recommended by Engineer's report. Estimating 4 or 5 days	1	11,000.00	11,000.00
3x10x16' PT 2.5CCA Xbracing	12	196.30	2,355.60
3x10x24' PT 2.5CCA Xbracing	2	348.40	696.80
(30) 1"-8x15" Galvanized Hex Bolts, washers and 2"x2" square nuts	1	1,370.98	1,370.98
Remove 3/4" bolts that have enlarged holes in wood, drill to 1" and install 1" bolts, nuts and washers Labor to replace xbracing bolts with enlarged bold holes as recommended by engineers report Estimating 2 or 3 days Roughly (30) 1"-8x18" bolts, washers and nuts that need larger bolts	1	6,480.00	6,480.00
		1,370.98	1,370.98
Clean and Paint Fiberglass Fender Pilings Labor and pressure washer to clean fender pilings Estimated to take 3 days to clean and 3 days to paint because of tide Amercoat 235 2 part epoxy paint paint supplies	1	12,960.00	12,960.00
	4	175.50	702.00
	1	350.00	350.00
Barge use to work on outer pilings and transport xbracing to site and old xbracing back to Rockland	12	350.00	4,200.00
Dumpster rental to dispose of old pressure treated xbracing	1	1,000.00	1,000.00
6oz Zinc Anode Caps + freight to get them here	50	32.50	1,625.00
Subtotal			\$44,111.36
Sales Tax (5.5%)			\$0.00
Total			\$44,111.36