

Northport Village Corporation
Approved Minutes of the Board of Overseers Meeting
Sunday, May 11, 2025

Overseers, Officers and Staff Present: Celine Bewsher; Fred Lincoln (via Zoom); Vicky Matthews; Kris Mix (via Zoom); Elaine Moss (via Zoom); Michael Tirrell (via Zoom); Jeffrey Wilt; President Janae Novotny; Treasurer Wendy Huntoon; Village Agent Bill Paige; Officer Manager Trish Parker; Clerk Maureen (Beanie) Einstein (via Zoom)

Pubic Comments:

Dan Webster (670 Shore Road) - Will send out a notice re: Watercraft Registrations to the community via his website baysidemaine.com.

Dan Webster (670 Shore Road) -Regarding Ned Lightner's proposed donation - planting perennials in Blaisdell Park and other Village locations - approving this donation would set a bad precedent for use of village property; the plantings now in place in Blaisdell were planted without Overseer Approval.

The Meeting was called to order at 9:05 a.m.

Opening Bids for grounds maintenance contract and possible approva

Village Agent Bill Paige - Two bids were received - one from Lawns R' Us and one from James Knight (who currently has the contract which expires in September 2025.) These bids are for a three year contract, 2026, 2027 and 2028.

Lawns R' Us - Total: **\$106,930.00** (\$34,595.00, \$35,633.00, \$36,702.00)

James Knight - Total: **\$46,000.00** (\$15,000.00, \$15,500.00, \$15,500.00)

Action: Vicky M. made a motion, seconded by Jeffrey W. to accept the bid for James Knight for grounds maintenance for 2026, 2027 and 2028 for a total of \$46,000.00. Voted: Unanimous

Approval of the Minutes of the Sunday April 13, 2025 Overseers Meeting

Janae N. asked if there were any questions/comments regarding the minutes of the April 13, 2025 Overseers meeting distributed prior to the meeting.

Action: Jeffrey W. made a motion, seconded by Fred L., to approve the minutes of the April 13, 2025 meeting, distributed prior to the meeting as written. Voted - Unanimous

President's Report - Janae Novotny

Consideration of a motion to support Town of Northport's new Town Hall/Community Center/Fire Station Project. (Information on this project is available on the Town of Northport's website.)

Action: Michael T. made a motion, seconded by Elaine M., to support the Town of Northport's project for a new Town Hall/Community Center/Fire Station Project. Voted - Unanimous

Review Proposed Donuts & Dialog dates and topics.

June 28 - Proposed 2026 NVC Budget
July 12 - Recent developments with the NVC Utilities Department
July 26 - Why a village and a town?
August 9 -Infrastructure Needs

The July 26 meeting “Why a village and a town?” is in conflict with the yacht club’s annual yard sale. This Donuts & Dialog was rescheduled for July 19th at 8:00 a.m. in the Community Hall. component.

President Janae N. appointed, in accordance with NVC Bylaws, a Nominating Committee for 2025, as follows: Blair Einstein, Bill Cressey, Amanda Hickman, Judy Metcalf and Joe Reilly.

The Overseers June 8, 2025 meeting will begin at 8:00 a.m. and continue through the summer months. This 8:00 a.m. start continues with the tradition that has been done in previous years for the summer months.

Village Agent Report - Bill Paige

Bill P. referred the Overseers to his written report circulated prior to the meeting.

Consideration of Ned Lightner’s proposed donation - planning perennials in Blaisdell Park and other Village locations. This proposal was circulated prior to the meeting.

Bill P. - If the above donation was approved it would delay mowing until the end of June. Tall grass is a haven for mosquitos and tics, that is the reason we begin mowing early to keep these populations down.

Ned Lightner (Maple Street) explained his proposal.

After thorough discussion, Michael T. recommended that the proposal be referred to the Parks & Trees Committee for their recommendation. Tree Warden, Viicky Matthews, agreed.

Treasurer’s Report - Wendy Huntoon

Wendy H. referred the Overseers to her written report with attachments circulated prior to the meeting. We are ready to start the 2024 Audit next week. She thanked Trish P. for all her hard work in getting the necessary documents to Purdy Powers.

Due to a time conflict, the Board of Overseers will hold a final budget workshop for the 2026 budget on Saturday morning, May 17, from 9-10AM. This date was moved from the final budget workshop originally scheduled for May 18 9-10 a.m. The workshop will be held at Community Hall (downstairs) with a virtual component.

Michael T. acknowledged and thanked Wendy and Trish for all their hard work and time put into streamlining this process to get the Audit started.

Office Managers Report - Trish Parker

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

Governance Committee - Elaine Moss

At the June Overseers meeting the Committee will be bringing a heavily redlined version of NVC's Zoning Ordinance. The town of Northport's CEO and architects were reading the Ordinance in a different way than was intended when the Ordinance was written. The Committee will bring the redlined version for Overseer review and recommendation. After review and recommendation of the Overseers, the Committee will schedule a public meeting. After the public meeting, the Committee will bring public comments and input back to the Overseers for adoption of the Ordinance.

Recommendation to adopt a Policy for the Use of Public Spaces & Parks (circulated prior to the meeting).

A lengthy and thorough discussion ensued. Questions for inclusion in the Policy were private security, bathroom facilities and insurance. The recommended Policy for the Use of Public Spaces & Parks was returned to the Governance Committee for review. Elaine M. will bring the Policy back to the Committee for revision which will include: General Use of Public Land section and a Scheduled Events section.

Non-compliant use of our Parks - Elaine M. recommended sending a reminder to village residents that the Village right-of-ways & parks are not for personal use. It is not okay to use land that isn't yours.

Utilities Committee - Jeffrey Wilt

There were no exceedances in March; the Trustees believe due to the regularity of our pumping regimen.

Recommendation to amend the Utilities Ordinance to modify the rate structure

As stated previously, our sewer connections are at a maximum. There were 252 connections available and 252 connections are being used. Within that 252, there are seven connections that are homeowners who have received a permit to connect but have not done so yet. The Utility Trustees are recommending that we modify our rate structure to include "a ready to serve" fee for homeowners who have received a permit and are not connected or for owners who have an "uninhabitable" residence.

The Committee is recommending that the fee would be 25% of the base trimester rate. Based on the 2024 rate the cost would be \$322.00 per year for the 7 permit hook-ups that are not in use. If the Overseers approve the Utilities recommendation, this approval will be sent back to the Utility Trustees to schedule a public hearing to give the public the opportunity to comment on the rate change. After that, it will be brought back to the Overseers for adoption of this recommendation.

Jeffrey W. made a motion, seconded by Michael T., that the Overseers adopt the following modification and addition to the Utilities Ordinance (circulated prior to the meeting).

"All those owners of residences or property within the service area of the Northport Village Corporation Wastewater and Sewer System ("the Sewer System") shall pay the Sewer Service Charges of the Sewer System in accordance with the following Schedule of User Fees.

Owners of residences which have current active connections linked to existing structures shall timely pay as a User Fee the amount assessed as shown on the trimester billing for that residence.

- a. A "current active connection" is one where there is a residence in existence connected to the sewer system and the connection has not been terminated due to nonpayment or uninhabitability of the residence.

- B. Owners of real estate who have received a permit to connect to the Sewer System but have not yet built their residence or whose residence has been deemed Uninhabitable, shall pay a Ready to Serve Fee equal to 25% of the base trimester rate charged as a User Fee for current active connections.
 - a. An owner of real estate who has received a permit to connect but has not yet Connected and wishes to be relieved of the duty to pay the Ready to Serve Fee may surrender their permit to connect. In that circumstance, the owner Relinquishes their right to a connection and is not entitled to a new connection unless a new permit application, with applicable connection fees, is approved.
- C. The Sewer System is limited to 252 connections as maximum available connections.
 - a. No property owner is entitled to a connection simply because they own property within the service area of the Sewer System.”

A lengthy discussion ensued regarding uninhabitable property.

Voted - Passed, 6 affirmative; Kris M. opposed

Infrastructure Committee - Celine Bewsher

The Town of Northport has been awarded a \$75,000 Community Resilience Partnership Action Grant for Bayview Park. We are very thankful for the Town’s partnership With Bayside for this Grant. We have the final designs for Bayview Park’s shoreline. These designs will be posted on the NVC’s website: nvcmaine.gov

Town Liaison - Janae Novotny

The Town’s Annual Roadside Clean-Up is scheduled for May 17, 8:00 a.m.-12:00 noon; encouraged Villagers to attend.

Beginning May 15, 2025 the Code Enforcement Office will be open on Thursdays instead of Fridays.

The Town of Northport’s Annual Town Meeting is June 14 at the Drinkwater School at 6:00 p.m.

The Town is supporting an application to remove upper and lower Little River Dam to restore natural water flow.

Executive Session - Board went into Executive Session at 10:39 a.m., and returned at _____

Respectfully submitted,

/s/

Maureen (Beanie) Einstein, Clerk

/s/

Janae Novotny, President

Approved by the Board of Overseers June 8, 2025.

