

Town of Northport  
Public Hearing and Select Board Meeting  
July 28, 2025 @ 6:15 pm

Chair: Breanna Pinkham Bebb  
Vice Chair: Jeanine Tucker  
Municipal Officer: Molly Schaufler  
Town Administrator: James Kossuth

Finance Director: Vicki Eugley  
Road Commissioner: Amon Morse  
NVC Representative: Janae Novotny

**Present:** Breanna Pinkham Bebb, Jeanine Tucker, Molly Schaufler, James Kossuth, Vicki Eugley, Amon Morse, Janae Novotny, Sue Conard, Tinsley Morrison, Doug Andersen, Dan Ford, Jennifer Work, John Work.

**Citizen Concerns:** None at this time.

**Public Hearing on Waldo County Hazard Mitigation Plan:** *Pinkham Bebb opened the public hearing at 6:18pm.* Kossuth presented the Board with a draft of the Waldo County Hazard Mitigation Plan (HMP). He had also posted it on the Town's website and made hardcopies available at the Town Office. Kossuth explained the purpose of the HMP and how the towns included in the HMP had worked with Waldo County Emergency Management to draft the plan. Kossuth explained that the HMP would not only make the Town eligible for certain hazard mitigation funds, it would also help the Town identify and plan for potential natural disasters.

A person asked whether wildfires caused by humans – either by arson or accident – would still count, and Kossuth said that they would.

A person asked about trees overhanging the roads throughout Town, and whether the HMP addresses them specifically. Kossuth responded that the HMP addresses road damage and closure from downed trees in general, but not specific trees or roads.

A person asked Kossuth to add a brief description to the HMP about the Northport Village Corporation, a state-chartered quasi-municipal corporation located in the Town, and Kossuth said that he would.

A person asked about typographical errors in the report, and Kossuth asked her to send them to him.

A person thanked Kossuth for including the work that the Climate Resilience Committee has done as part of the Town's hazard mitigation and climate resilience efforts.

***Pinkham Bebb called for any further comments or questions. Hearing none, she closed the public hearing at 6:28pm.***

**Bid Opening: Schoolhouse Brook Bridge project:** Kossuth presented the Board with the sole bid that the Town received for the bridge widening and sidewalk project. The Board discussed the bid and scope of work with the bidder, Dan Ford of Ford Enterprises.

***Schaufler motioned to award the contract to Ford Enterprises for \$128,400, seconded by Pinkham Bebb. Board voted 3-0, motion passed.***

**Northport Village Corporation:** Novotny presented the Board with a draft agenda for the Donuts & Dialogue event on August 2. The Board made comments and suggestions, and Novotny will finalize the agenda for Saturday.

**Road Commissioner:** Morse reported that he had spoken with the paving contractor, Performance Paving, and they will not start until after Labor Day. He has ordered some driveway culverts that need to be replaced. He reported that he is identifying areas for brush cutting. He will be placing the speed trailer on Bluff Road soon. Kossuth reported that he had received a message from a resident concerned about erosion near 670 Shore Road, and Morse will investigate.

**Town Administrator: Town Office Project / Solar Options:** Kossuth reported that Sue Conard had been doing research on the cost and feasibility of various solar options for the new Town Office and Community Center (roof mounted, ground mounted, member-owned community solar share). Her research is ongoing, and she reported that the new federal tax bill may complicate financial incentives for the Town. She will continue to research options and report back later.

**Belfast Ambulance contract:** Kossuth presented the Board with the contract for ambulance services for the next year.

***Schauffler motioned to approve the contract with Belfast Ambulance for \$23,117, seconded by Pinkham Bebb. Board voted 3-0, motion passed.***

**Spirit of America resolution:** Kossuth presented the Board with a draft resolution honoring a resident for her long-standing service to the Town. The Board approved and signed the resolution and will recognize her at an upcoming Select Board meeting.

**Waldo County Budget Committee ballot:** Kossuth presented the Board with the ballot for a three-year term on the Waldo County Budget Committee. Pinkham Bebb had volunteered to serve. The Board (Pinkham Bebb abstaining) agreed to vote for Pinkham Bebb.

**Annual Appointments:** Kossuth presented the Board with a list of the positions requiring annual appointments, which is attached as Appendix A. The Board approved all of the appointments.

**Property Tax insert:** Kossuth presented the Board with a draft insert for the 2025 property tax bill. The Board approved the insert.

**Computershare resolution:** Kossuth presented the Board with a draft resolution authorizing Kossuth, Eugley, and Amy Eldridge, the Town Treasurer, to work with Computershare regarding the Town's Warner Bros. stock holdings. The Board approved and signed the resolution.

**Minutes:** Kossuth presented the Board with minutes for the annual Town meeting of June 16 and the Select Board meeting of July 14. The Board approved the minutes with edits.

**Tax Collector: FY2026 Property Tax Commitment and Mil Rate:** Kossuth presented the Board with three potential mil rates for real property taxes for the coming year. The Board adopted the 18.59 mil rate.

**Kersey Property Tax Payment (R06-43) and Municipal Quitclaim:** Kossuth reported that Kersey had offered a certified check for the full amount of outstanding taxes, penalties, and interest, on her property at R06-43. The Board agreed to accept payment and to issue a municipal quitclaim deed to her. Kossuth reported that Code Enforcement Officer Toupie Rooney will be issuing a notice of violation letter to the owners for the accumulated trash outside the house.

**Finance Director:** Eugley provided the Payroll & Accounts Payable warrants to the Board for review and approval. The Board approved and signed the Payroll & Accounts Payable warrants.

Eugley presented the Board with three policies for the Board to renew: Treasurer's Disbursement for State of Maine Fees Policy; Treasurer's Disbursement for Employee Wages and Benefits Policy; Municipal Officers' Policy on Disbursement of Municipal Education Costs. The Board reviewed and signed the policy renewals.

**Unfinished Business:** None at this time.

**New Business:** Executive Session under 1 MRSA § 405(6)(C) to discuss real property or interests therein:

***Pinkham Bebb opened the Executive Session at 7:44pm.***

***Pinkham Bebb closed the Executive Session at 8:32pm.***

No action taken.

**Adjourn:** ***Tucker moved to adjourn at 8:34pm, seconded by Pinkham Bebb. Board voted 3-0, meeting adjourned.***

Respectfully submitted by,

James Kossuth, Town Administrator

## **APPENDIX A**

### **Town Appointments**

- Addressing Agent – Toupie Rooney
- Animal Control Officer – Heidi Blood
- Deputy Animal control Officer – Herman Littlefield
- Attorney for the Town – Bill Kelly
- Code Enforcement Officer – Toupie Rooney
- Deputy Code Enforcement Officer – None at this time
- Emergency Management Director – Peter Simpson
- Election Clerk(s) – Amy Eldridge, Robin Coombs, Sandy Wallace, Paul Sheridan, Karen Davis, Ryan Eldridge, Fran Flagg
- Finance Director – Vicki Eugley
- Fire Chief – Paul Rooney
- General Assistance Administrator – James Kossuth
- Health Officer – Peter Simpson
- Planning Board – James Nealey, James Parker
- Plumbing Inspector – Toupie Rooney
- Deputy Plumbing Inspector – None at this time
- Tax Collector – Amy Eldridge
- Town Clerk – Amy Eldridge
- Deputy Town Clerk – Robin Coombs
- Treasurer – Amy Eldridge