

Town of Northport
Select Board Meeting
June 13, 2022 @ 6:00 pm

Chair: Shelly Patten

Vice Chair: Jeanine Tucker- approved absence

Municipal Officer: Breanna Pinkham Bebb

Town Administrator: James Kossuth

Finance Director: Vicki Eugley

Town Clerk: Amy Eldridge

Road Commissioner: Amon Morse-approved absence

NVC Representative: Jeffrey Wilt

Present: Shelly Patten, Breanna Pinkham Bebb, James Kossuth, Vicki Eugley, Amy Eldridge, Toupie Rooney, Senator Glenn “Chip” Curry, Janae Novotny, Bobby Patterson .

Citizen Concerns: None at this time.

Legislature: Senator Glenn “Chip” Curry introduced himself and provided Appendix A to help explain the new housing law, LD2003. He explained that the State of Maine needs to provide 1,000 housing units a year and currently the State has only produced 250 housing units per year, and LD2003 is intended to help meet those goals. He clarified the local zoning requirement for towns, and that wastewater and water requirements for new construction would still have to meet local requirements. Northport Code Enforcement Officer Toupie Rooney asked Curry to clarify certain areas of LD2003.

Pinkham Bebb asked Curry to provide details on how other organizations like Maine Municipal Association are questioning or supporting LD2003. He stated he has heard from many Towns, and LD2003 will impact some Towns more than others because of their zoning laws.

Novotny asked Curry about town zoning ordinances that change after the law goes into effect. Curry stated the zoning ordinance would still be enforced no matter any changes.

Patten read a section of LD2003 stating that municipalities can promote long term housing instead of short term housing. Curry stated that the State needs housing at every income level. The Board thanked Curry for his time and explanations.

Code Enforcement: Code Enforcement Officer Toupie Rooney provided the Board with a proposed fee schedule with her recommendations for Building Permit and Planning Board fee changes.

Pinkham Bebb moved to approve the recommended fee increases for the Building Permits and Planning Board applications effective July 1, 2022, seconded by Patten. Board voted 2-0, motion passed.

Plowing and Sanding: Patterson asked the Board if the Town would be able to provide assurance due to the increase of fuel and repair costs. Patterson stated maintenance on the plow trucks cost around \$ 20,000.00 a year. Patten asked Patterson how much assistance he would need. Patterson provided an approximate amount of \$20,000.00 to \$25, 000.00. Patten asked Patterson to put together some figures that would help the Board see what funds are actually needed. Eugley asked Patterson to clarify fuel surcharges. Patterson provided his knowledge on fuel surcharges.

Northport Village Corporation (NVC): Janae Novotny reported that they have been working on the Village Zoning Ordinance and are waiting to receive feedback from the Town Code Enforcement Officer. Code Enforcement Officer Toupie Rooney reported she has taken a look at the Zoning Ordinance changes, and will provide feedback.

Novotny also stated the Village is looking at the charter to see if they are able to assess a fee for rental properties. Code Enforcement Officer Rooney provided Novotny with her knowledge of rental property fees that other Towns are enforcing. Pinkham Bebb would like to see what restriction and protections would need to be in place for year round residents that don't have short term rentals to help cover expenses.

Novotny reported the playground should be in place in about 3 weeks, and they are working on a grand opening.

Road Commissioner: Kossuth reported on behalf of Road Commissioner Amon Morse that the Town received the Winter Road Salt proposal and the price was under the amount budgeted.

Town Administrator:

Recycling/Demo Debris fuel surcharges: Kossuth reported the Town received invoices from DM&J Waste Management Inc., that had fuel surcharges at 32%. Eugley has noticed more recent invoices have gone down to a 24% fuel surcharge. Kossuth will reach out to DM&J Waste Management Inc. about the fuel surcharge.

Email Host: Kossuth reported that the Town uses Google Work Space for emails which are currently free, but the cost for Google emails will be going up to \$12.00 per user per month. The changes are going to take effect in a few weeks. Kossuth has asked Alex from Angelcom for recommendations. Alex from Angelcom will help with the migration of emails.

Credit Cards: Kossuth reported that the Office would like to implement the process of doing credit card charges over the phone, as requested by residents. The Board agreed that credit card processing over the phone should be an option and directed Kossuth to proceed further with the implementation.

Town Clerk: Nothing at this time.

Finance Director: Eugley provided the Payroll & Accounts Payable Warrants to the Board for review and signature. The Board approved and signed the Payroll & Accounts Payable Warrants.

Eugley requested to increase the credit limit on The First credit card from \$500.00 to \$5,000.00 as there have been times when the \$500.00 limit was not enough and charges were denied. Eugley contacted The First and they will need a letter from James Kossuth requesting the change.

Pinkham Bebb motioned to increase the credit card limit at The First Bank to \$5,000.00 and authorizing Kossuth to write a letter to The First, requesting the increase, seconded by Patten. Board voted 2-0, motion passed.

Eugley provided the Board with a comparison of fees collected for the Transfer Station. Kossuth will research to see if going back to non-zero sort would be less expensive for the Town, and reach out to past recycling committee members to get their knowledge of the subject. The Board reviewed the fees for the Transfer Station and requested to table the discussion until further research is completed.

New Business:

Executive Sessions: *Under motion of Patten, seconded by Pinkham Bebb, the Board voted 2-0 to enter Executive Session at 7:55 p.m., per M.R.S.A. Title 1, §405 (6)(F) Property tax poverty abatement, and per M.R.S.A. Title 1, §405 (6)(A) to discuss employment, motion passed.*

Under motion of Patten, seconded by Pinkham Bebb, the Board voted 2-0 to return to regular Session at 8:03 p.m., motion passed.

The Board requested additional information from applicant of property tax poverty abatement.

Under motion of Patten, seconded by Pinkham Bebb, the Board voted 2-0 to enter Executive Session at 8:05 p.m., per M.R.S.A. Title 1, §405 (6)(A) to discuss employment, motion passed.

Under motion of Patten, seconded by Pinkham Bebb, the Board voted 2-0 to return to regular Session at 8:17 p.m., motion passed.

The Board approved Kossuth's contract as Town Administrator until June 30, 2023.

Adjourn: Pinkham Bebb motioned to adjourn the meeting at 8:18 pm, seconded by Patten. Board voted 2-0, motion passed.

Respectfully submitted by,

Amy Eldridge

Appendix A

