

Town of Northport
Select Board Meeting
July 22, 2024 @ 6:15 pm

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

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

Present: Jeanine Tucker, Breanna Pinkham Bebb, Molly Schauffler, James Kossuth, Vicki Eugley, Amon Morse, John Clifford, Janae Novotny, Kyle Burkett, Markus Lowe, Jacob Mudgett.

Citizen Concerns: Kyle Burkett, 3 Crest Street, reported that his property is currently served by a well, which he recently had tested and found that it had dangerous levels of arsenic. He would like to connect to the NVC water supply that serves Birchcrest. The concern is that because the Town plans to pave Crest Street this summer, and he might not be able to connect to the water until the fall, the paving will be completed and he would not be able to open the road to connect for five years, because of the prohibition against opening a road for five years after paving. The Board discussed options and strategies to help ensure that he can have suitable water at his property without disturbing the newly paved road. The Board asked Morse to talk to Bill Paige about the specifics of the location of the water main and timing of the connection.

Bid Opening: The Board opened bids for 2024 road work projects, including paving, ditching and culvert replacement, adding gravel to Knights Pond Road, brush cutting, tree removal, and widening the Schoolhouse Brook Bridge on Bayside Road.

The Board reviewed and discussed the bids, confirmed with Eugley the amounts budgeted for each project, and discussed the relative priority of each of the projects with Morse.

Schauffler motioned to approve the bids of Lowe & Basset for ditching and culvert replacement for \$137,522.00 and adding gravel to Knights Pond Road for \$162,861.00 and to reject all the bids for paving, seconded by Pinkham Bebb. Board voted 3-0, motion passed.

Schauffler motioned to approve the bid of Ford Enterprises for tree removal for \$4,100.00, seconded by Pinkham Bebb. Board voted 3-0, motion passed.

Pinkham Bebb motioned to approve the bid of FC Work for brush cutting for \$395.00 per hour, seconded by Schauffler. Board voted 3-0, motion passed.

Pinkham Bebb motioned to reject the sole bid for bridge widening, seconded by Schauffler. Board voted 3-0, motion passed.

Northport Village Corporation: Novotny reported that the Village hosted three Donuts & Dialog (D&D) sessions in July, with robust attendance at the sessions about utilities and about infrastructure, and only light attendance at the session on the budget. Schauffler mentioned that switching the LED streetlights

might save the Village some money, and Novotny will look into that. Novotny reported that the Waldo County Sheriff's Office has been sending a deputy to drive through the Village from time to time to demonstrate a law enforcement presence, since the Village had been unable to hire a police officer for the summer, and that residents have appreciated seeing him.

Road Commissioner: Morse reported that he has been speaking with Bill Paige about adding a culvert to a spot on Shore Road that will be the entrance for a walking trail to connect Shore Road to Bluff Road. Morse is concerned that people might park there, and damage the culvert if it is not long enough. Novotny said that it was not the intent that people drive to the trail, but recognized that people might do so anyway. Novotny said that she would discuss with the trail committee ways to discourage people from parking there.

Morse reported that he is still working on mounting the speed feedback sign to the trailer and hopes to have it ready this week.

Town Administrator:

Bluff Road Speeding concerns: Kossuth reported that he had received another complaint about speeding on Bluff Road. He reported that Maine DOT had told him that DOT would be conducting a speed study soon, and that the Sheriff's Office would also be conducting speed details. Morse said that Bluff Road will be the first location for the speed feedback sign.

Congressionally Directed Spending update: Kossuth reported that the Town's request for \$2.35M in federal funding had been included in the draft appropriations bill in the Senate, with the support of both Sen. King and Sen. Collins. The bill must still be approved by the full Senate and the House, and then signed by the President, but the Town has made a big step forward.

Kossuth asked the Board for additional ideas for temporary locations for the Town Office during the construction project, and the Board provided some suggestions for Kossuth to investigate.

Town Office Insurance update: Kossuth reported that he had spoken with Carmen Bombeke about performing another building inspection to determine whether or how to make the second floor safer to satisfy the insurer. Kossuth reported that Bombeke had estimated that the report would cost the Town approximately \$1200, and that he would try to have the insurer present when Bombeke performs the inspection, to make sure that all of the insurer's concerns are addressed. The Board approved the second inspection by Bombeke.

Knights Pond Camping concerns: Kossuth reported that the Town had received some complaints about camping on Town property at Knights Pond, and that the State Police and Sheriff's Office would not enforce the restriction, claiming that neither has the authority to enforce Town ordinances. Kossuth reported that there is no actual ordinance prohibiting camping, just a vote at a Special Town Meeting to "prohibit camping on Town property at Knights Pond." Kossuth asked the Board to buy new "No Camping" signs for the Town property at the Pond, which would trigger the state's trespassing law, which the Sheriff can enforce. The Board agreed to purchase "No Camping" signs.

Meklin Quitclaim deed: Kossuth reported Eric Meklin, who had purchased and subsequently removed the cabin at Map R08-50 "ON"-8, and which the Town had foreclosed on, had paid all his outstanding

taxes, interest, and costs. Kossuth asked the Board to approve the quitclaim deed releasing the Town's interest in the cabin. The Board agreed.

Minutes: Kossuth provided minutes from the meeting of July 8 for the Board to review. The Board approved the minutes with corrections.

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

Eugley presented the Board with three proposed mil rates for the upcoming tax year. The Board reviewed and discussed the proposals.

Pinkham Bebb motioned to set the mil rate at 17.70 for fiscal year 2025, seconded by Tucker. Board voted 3-0, motion passed.

Eugley asked the Board to approve the establishment of two new bank accounts for special reserve funds approved at the Town Meeting: Climate Resilience Special Reserve and the Northport Fire Department Equipment Special Reserve.

Schauffler motioned to create the Climate Resilience Special Reserve and the Northport Fire Department Equipment Special Reserve, seconded by Pinkham Bebb. Board voted 3-0, motion passed.

Eugley asked the Board for permission to transfer the remaining funds from the Education Special Reserve Account to the Operating Account at The First and close the Education Special Reserve Account.

Schauffler motioned to transfer the remaining funds from the Education Special Reserve Account to the Operating Account at The First and close the Education Special Reserve Account, seconded by Tucker. Board voted 3-0, motion passed.

Eugley asked the Board for permission to transfer \$26325.00 from the First Responders Equipment Reserve to the Operating Account to pay for the new first responder rig.

Schauffler motioned to transfer \$26325.00 from the First Responders Equipment Reserve to the Operating Account to pay for the new first responder rig, seconded by Tucker. Board voted 3-0, motion passed.

Old Business: Pinkham Bebb reported that the Midcoast Council of Governments Housing Committee had met recently to talk about the housing shortage in Waldo County, and that the Committee decided to look into establishing a housing trust in Waldo County, which is similar to a land trust. The goal is that a housing trust will make it easier to fund the development of more affordable housing.

New Business: Town Official Appointments: The Board reviewed the slate of Town Officials for appointment for 2024-2025. The slate is attached as Appendix A.

Tucker motioned to accept the entire slate of Municipal Officials for 2024-2025, seconded by Pinkham Bebb. Board voted 3-0, motion passed.

Short Term Rental discussion: Clifford presented the Board with his research on short-term rental regulations in Maine and around New England. The Board discussed the benefits and costs of implementing short-term rental regulation in Town. The Board decided not to pursue the issue further at this time.

Outdoor Sportsman Noise and Safety concerns: Tucker read a letter from John Burgess asking that that letter expressing concerns about noise and safety be placed in the property file for the Outdoor Sportsman, so that those concerns could be considered by the Planning Board should Outdoor Sportsman appear before the Planning Board for any expansion in the future. Kossuth agreed to place the letter in the file.

Adjourn: *Schauffler motioned to adjourn the meeting at 8:25pm, seconded by Tucker. Board voted 3-0, motion passed.*

Respectfully submitted by,

James Kossuth, Town Administrator

Appendix A

Town Appointments

1 year

- Addressing Agent – Toupie Rooney
- Assessor’s 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
- Finance Director – Vicki Eugley
- Fire Chief – Paul Rooney
- General Assistance Administrator – James Kossuth
- 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

2 years

- Election Clerks (Ballot) – appointed on even years – Amy Eldridge, Paul Sheridan, Robin Coombs, Ann (Sandy) Wallace.
- Harbor Master – Scott Munroe
- Harbor Committee Members – Terms expire 2025
- Registrar of Voters – Amy Eldridge

3 years

- Health Officer (Title 22 §451(4) – Peter Simpson – Term expires 2025
- Planning Board Members – staggered – Rich Coleman
- Zoning Board of Appeals Members (ZBA)- staggered – Dan McCarthy

As needed

- Comprehensive Plan Committee Members – Terms of one year
- Land Use Ordinance Committee Members- Terms of one year
- Tree Warden- Terms of one year