

Town of Northport

Select Board Meeting

April 13, 2026 @ 6:15 pm

Chair: Molly Schaufler

Vice Chair: Jeanine Tucker

Municipal Officer: [vacant]

Town Administrator: James Kossuth

Finance Director: Vicki Eugley

Road Commissioner: Amon Morse

NVC Representative: Janae Novotny

**Present:** Molly Schaufler, Jeanine Tucker, James Kossuth, Vicki Eugley, Amon Morse, Judy Berk, Michael Ruggiero, Christine Anderson-Morehouse, Bill Laurita, Joseph Berube, Sandy Wallace, Rob Brown, Elizabeth Lane, Justin Vinci, Tinsley Morrison, Marjorie Walsh, Janae Novotny, Kergan Thomann, John Bailey, Cari Emrich, Toupie Rooney, Jamie Garland, Atheline Wagner.

**New Business: Draft Moratorium Ordinance re RV Campgrounds:** Kossuth presented the Board with a draft moratorium ordinance regarding RV campgrounds and similar developments. Kossuth explained the process for ordinance adoption, including a final draft, a public hearing, and a Town Meeting vote. The Board discussed the draft. The Board and some attendees expressed concerns about the definition of “commercial development” and other provisions. The Board asked Kossuth to revise the draft for the next Select Board meeting, and to set a date for a public hearing on May 11 to be held at the Drinkwater School.

**Northport Village Corporation:** Novotny reported that Jeffrey Wilt had resigned as an NVC Overseer. She reported that the NVC Office Manager’s last day would be April 17, and that the NVC is planning to hire both a finance manager and office manager. As a result of the NVC’s insurer’s inspection of NVC properties, the NVC will be hiring a structural engineer to inspect Community Hall. The Bayside Arts calendar for the summer has been set.

**Road Commissioner:** Morse presented his road work plan for FY27. Because of the high price for asphalt right now, he is not planning any paving projects in the coming year, but he is still requesting the same appropriation for Roads & Bridges to cover any unexpected work in FY27 and to save for the following year. He reported that the overhead door to the Sand Garage had been fixed, and that Mike Alley would be replacing some of the overhead lights and repairing the ventilation fan this summer.

**Town Administrator: 8 Beech Hill Road update:** Kossuth reported that MMA Risk Management visited and inspected the property on March 25. As a result of that visit, MMA will not provide property or liability coverage for the property unless the Town obtains a structural engineer’s report. The Board suggested that Kossuth contact a different insurer.

Kossuth reported that MMA had suggested that the Town contact the State Fire Marshall’s Office to ensure that the Town satisfies all the State and federal accessibility and fire-safety requirements for a public building. Kossuth reported that he will be meeting with Amanda Austin of 2a architects to work on meeting the Fire Marshall’s requirements.

Kossuth reported that Maritime Energy inspected the furnace, but the work will require two technicians because of the number of disconnected pipes. Kossuth is working on scheduling that next visit.

**Town Office Project Update:** Kossuth reported that he and Amanda Austin of 2a architects had met with two different furniture vendors to talk about cabinets, lobby furniture, and folding tables and chairs for the community room. The vendors will be sending proposals for us to consider.

**Solar Project update:** Kossuth reported that he had been working with Sundog on finalizing the request for an advisory opinion from the PUC for our solar field. He hopes to submit the request soon.

**Swans Island CDBG public hearing scheduling:** Kossuth reported that the State had invited Swans Island to submit a full application for the CDBG grant, and it will be due May 22. The Town will need to hold a public hearing before then. The Board agreed to hold the hearing on Monday, May 4.

**Summer Internship update:** Kossuth reported that two interns had declined the Town's internship because of travel distance. The Town had rejected a third candidate because he did not meet the Town's needs. The Town has been awarded a \$4000 grant for the intern's salary from the Maine Municipal Association, if the Town can hire one.

**Bayview Park Shoreline Stabilization bid documents:** Kossuth presented the Board with draft bid documents for the Bayview Park stabilization project. Novotny asked Kossuth to include the NVC permitting requirement in the bid package. Kossuth will review the documents with Bill Paige, NVC Village Agent, before publishing them.

**Climate Resilience Committee update:** Kossuth reported that the Climate Resilience Committee met April 8. They are working on the May 9 roadside clean-up, the April 29 community resilience workshop, and another Community Resilience Partnership grant application. For the previous round of Community Resilience Partnership grants, the Town learned this week that the federal government approved the release of the funds, and will also allow the Town to request up to an additional \$5000 for staff time to process the grant. Kossuth will be submitting an amended application to reflect that. Kossuth reported that the State asked some clarifying questions on the application, and he is working on answering those. Once that is approved, the Town will be able to officially announce the grant award at the April 29 workshop.

**UMaine Temple Heights Capstone Project update:** Kossuth reported that he met on April 6 with the UMaine civil engineering students working on their capstone project for Temple Heights, which includes stormwater flow, culvert sizing, shoreline stabilization, and traffic calming. They are going to finish their report in the next couple weeks and share their presentation and recommendations with the Town.

**2026 State Certified Ratio Declaration:** Kossuth presented the Board with the State's 2026 certified ratio declaration. The Board signed it.

**Property Revaluation update:** Kossuth reported that RJD Appraisal had completed the roadside review to update and verify property values. RJD is waiting for all the sales data through April 1 to be incorporated before releasing those values. RJD intends to meet with the Board in June to review those new values, with letters to taxpayers going out shortly thereafter.

**Draft Annual Town Meeting Warrant:** Kossuth presented the Board with a draft warrant for the annual town meeting. The Board reviewed it and will be ready to approve it once the budget is finalized.

**Amended Town Office mowing contract:** Kossuth reported that he had received a price quote from James Knight to amend the Town Office mowing contract to include mowing 8 Beech Hill Road for this

year, the last year of his Town Office mowing contract. The quote is for \$1800 for the year, or \$300/month, on top of the \$475/month the Town is currently paying. The Board approved the amendment.

**Minutes:** Kossuth presented the Board with minutes from the March 16, 23, and 30 Select Board meetings. The Board approved the minutes with friendly edits.

**New Business:** **Executive Session under 1 MRSA § 405(6)(F) to discuss information contained in records received by the Town when access by the general public to those records is prohibited by statute.**

***Schauffler moved to enter Executive Session under 1 MRSA § 405(6)(F) to discuss nonpublic records at 7:45pm, seconded by Tucker. Board voted 2-0 to enter executive session.***

***Schauffler closed the Executive Session at 8:15pm.***

No action taken.

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

**FY27 Budget Planning Discussion:** Eugley and the Board discussed various budget line items.

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

**Adjourn:** ***Tucker moved to adjourn at 8:55pm, seconded by Schauffler. Board voted 2-0, meeting adjourned.***

Respectfully submitted by,

James Kossuth, Town Administrator