

**Northport Village Corporation
Board of Overseers
June 13, 2004**

On June 13, 2004, at 10:02 AM, President Huntoon convened the meeting of the NVC Board of Overseers in the Community Hall meeting room, with Overseers Brockway, Robbins, Crofoot, Metcalf, Allen, Spollett, Treasurer Doucette, and Clerk Lagner present. Also attending were Agent Paige and about 7 residents.

By motion of Metcalf, seconded by Brockway, the minutes of May 16, 2004, were approved as amended.

The Treasurer's report presented by Doucette was approved by motion of Crofoot, seconded by Robbins, as follows:

Balances on hand:

General Government	
Checking	\$34,643.24
Comm. Hall	707.26
Money Market	<u>58,225.69</u>
Total	\$93,576.19

Water Department	
Checking	14,102.94
Petty cash	<u>100.00</u>
Total	\$14,202.94

Sewer Department	
Checking	\$11,758.10
Petty cash	<u>100.00</u>
Total	\$11,858.10

Village Agent Paige

1. The north side of the Community Hall roof is newly shingled by Armstrong Roofing, with the cost of \$4,000 as bid. Shingles on the south side will probably need replacing next year.
2. The boat float is in place. When time comes to replace the float, Paige asks that it be built in the park, so the work can be supervised, preferably in the Fall. Paige is asked to bring a design and cost estimate to the next meeting. Robbins moved, seconded by Allen, that Paige be authorized to work with private contractors and the Yacht Club to come up with a preliminary design of a replacement boat float. **Voted.**
3. Paige has been mowing the parks. Metcalf moved, seconded by Crofoot, that we hire Paige's crew to continue to do the park mowing for the summer of 2004 at a cost of \$300.00 per mowing. **Voted.** Paige was asked to bring to the next meeting a binder or certificate showing adequate liability insurance for his crew.

Visitors' Concerns

Ed Williams: (1) Concerned about some of the side streets needing attention. George Street, in particular, has dangerous potholes. Paige reports that Lynch wants to finish the work in Bayside, so Sargent & Sargent will do grading @ \$100/hour. Paige is asked to work with Fancy and Magruder to make sure payments are made by the proper entities (either the Phase I monies, the NVC roads budget, or the Town) to avoid double payments. S & S hopes to be out by July 4. Spollett will write a letter notifying the Town about the safety issue with the roads. The cut-off sign post mentioned previously still needs to be removed near George Street.

(2) The mailbox situation has not changed. Marge will talk with Magruder.

(3) Unmowed lawns are unsightly. The Board has no control over that.

(4) A private mailbox has been placed at the top of Park Row, which is not a designated place for mailboxes. Robbins will talk to the owner.

Utility Committee-Crofoot

1. The Committee is looking at the "biological trickle filter technology" for the wastewater treatment plant, as installed on Vinalhaven. This involves passing the waste over filters contained in concrete tanks which don't require a large amount of land. It is said to be quiet, odor-free, uses Venturi pumps for oxygenation, and would cost in the range of \$500,000 rather than the several million dollars of other installations. It would involve pumping from Ruggles Park to the tanks, then back to the ocean outfall. Running costs are based on the volume treated, which in Bayside's case varies a great deal. This process involves less maintenance than mechanical plants, although electricity costs need to be considered.

2. Fancy sent a letter to Kelly Cove Homeowners' Association about the excessive storm sewer runoff. When inspected, five of the eight manholes had major problems in installation/sealing. Greg Closter will contact the other property owners about remedying the situation. A letter was read from one property owner questioning their responsibility. NVC does not own the land, nor has the right to go on the land in the development. However, NVC can refuse to accept their sewage if the problems are not taken care of. It is their responsibility to maintain their private sewer lines.

3. Phase I is 94% complete. The final punch list will be made on June 22. Some meter pits have yet to be built.

4. Phase II-Pipe is laid on Bluff Road; yet to be tested. The Road will be reconstructed. Some clean-up on Shore Road pends. S & S hopes to be out by July 4th.

5. Phase III-The outfall pipe has been repaired.

- A letter has been sent to John Glowa about funding based on the survey results.

- Meeting with Woodard & Curran is upcoming.

6. The Ordinance setting up the Utility Department is ready for the Annual meeting. A public hearing is scheduled for July 11 at 3:30 PM.

7. In order to improve information about the unpaid bill status, the following motions were made: Metcalf moved, seconded by Crofoot, that at the time of the presentation of the lien notices or unpaid bill notice to the treasurer for signature, the Superintendent shall produce a list identifying all persons subject to any claimed lien or notice of unpaid bills to the Overseers. **Voted.**

Metcalf then moved, seconded by Crofoot, that if the name of any elected official appears on any such list of lien notices or notices of unpaid bills, that person shall recuse herself or himself from action upon the lien or notice, and the lien or notice of unpaid bill shall be presented at the time to a majority of the Overseers for review and execution. **Voted.**

Metcalf then moved, seconded by Allen, that the Overseers hereby confirm and commit the assessment of the sewer rates and charges for the period up to and including December 31, 2004, in the amount of \$405 per annum per household. The Treasurer is hereby authorized and instructed to collect those sewer charges by all means legally allowed and to assess interest at the annual rate of 6.5% on any amounts more than 30 days overdue. **Voted.**

8. There were problems in printing the water bills; a lot of troubleshooting is needed. The Overseers asked that Crofoot express their frustrations to Fancy.

- The new secretary is Susan Bryant.
- Office hours should be posted.

9. Paige asks for clarification of the sewer bills assessed on his property; he has been double-billed at times. Metcalf will talk with former Treasurer Alice Strong.

Wharfmaster

Metcalf presented a list of duties/responsibilities of the wharfmaster as prepared by Gordon Fuller. Brockway moved, seconded by Robbins, to approve the Overview as presented. **Voted.** Robbins suggested that the wharfmaster have an identification card or badge.

Freedom of Access Policy

Metcalf presented a policy which spells out the costs of making copies upon request. Allen moved, seconded by Robbins, to accept the policy with one correction. **Voted.**

Parks

Phillips has spoken with Frank Therio about trimming of the bamboo in Bay View Park, and the erosion in Auditorium Park.

Safety

1. Joan DeMeo has been approved as police officer.

2. Allen moved, seconded by Metcalf, that Sal DeMeo's salary be raised to \$12.00 per hour, plus a stipend for gasoline. **Voted.** Metcalf, seconded by Robbins, authorized Peter

Allen as the Safety Chairman, to initial the signed contract for Sal DeMeo to reflect the actual hourly rate. **Voted.**

3. Police Car: Tires were replaced. Allen moved, seconded by Metcalf, to reimburse Judi Rohweder \$287 for the tires. **Voted.**

The police radio has died. DeMeo will search for a radio, possibly a rented one. Cost of a new radio would be about \$800.

4. Contracts for 3 lifeguards are ready, yet to be signed. Coverage will be 40 hours, beginning June 25 through Sept. 6. Tuesdays off.

5. Metcalf recognized and thanked Art Hall for his contribution of considerable hours and design talent that he brought to the aesthetics of the storage chest on the wharf, but also for the incredible amount of time that he took this winter to build the structure. "We are blessed to have Art Hall and people like him in the community, and I hope that we can unanimously say that to him." Metcalf moved, seconded by Crofoot, that a letter should be written to Hall thanking him for his contribution. **Voted.**

Annual Meeting

1. Report: Lagner updated the Board on progress of the printed annual report.

2. Budget: Discussion took place about upcoming expenses, namely the re-evaluation of property by the Town of Northport, and the cost of replacing the sewer treatment plant. Phase III engineering and planning costs are beginning now. Doucette will prepare a budget (a) which reflects current needs, and a second budget (b) which includes a special assessment setting aside money to pay for Phase III costs, both for reimbursing the NVC for money already spent, and to pay for future expenses this coming year.

3. Utility District: Metcalf stated that "tabling motion is a no vote." You do not hold over from one annual meeting to another. The issue will be dealt with at the annual meeting by the Utility Committee who will explain their reasoning for present action.

4. Robbins will be responsible for seeing that a correct list of Nominating Committee members is posted.

5. Samway requested that the Board create some guidelines for petitioned articles for the Annual Meeting.

Miscellaneous

1. The Yacht Club requests permission for use of Ruggles Park on Sunday, July 4 (band concert) and Saturday, Aug. 7 (chicken barbecue). Crofoot moved, seconded by Robbins, that these activities be approved. **Voted.**

The Yacht Club also requested reservation of the Community hall on Sunday, August 1, (pancake breakfast), and Saturday August 21 (Pot luck dinner). Brockway will ask Tardif to reserve the Community Hall.

2. Zoning Ordinance: Spollett stated that Lloyd and Therio are in conflict over rulings about foundations- the difference between expansion, alteration, and repair. Should the ordinance be re-written to clarify the issue? Metcalf explained that the town is presently writing a zoning ordinance which, when enacted, will supercede the NVC ordinance.

Upcoming meetings:

June 25- Utility Committee meeting

June 27- 9:30 AM Budget/Warrant preparation meeting- Board

July 11- 9:30- Board meeting

3:30- Public hearing on the Utility Department Ordinance

July 18- Reserved for Board meeting if necessary.

By motion of Spollett, seconded by Allen, the meeting was adjourned at 12:25 PM.

Eleanor Lagner, Clerk
Northport Village Corporation