

For a copy of Toni Mailloux's article regarding the 8/9/05 NVC 2005 Annual Meeting, as published in the Waldo Independent, [click here](#).

For the official Clerk's Report of the 2005 Annual Meeting, [click here](#). Following are Dan Webster's notes of the meeting. These notes are presented with the caveat that they may not be completely accurate (but he tried!). Voter turnout appeared light, with only 81 registered voters present.

Call to Order

Eleanor Lagner, as clerk of the Northport Village Corporation, officially opened the meeting.

Bayside resident Deirdre Good, as Bayside's newest US citizen, led the assembly in the Pledge of Allegiance.

Article 1: Election of a Moderator [For the purpose of this summary, the warrant articles subject to a vote have been stated briefly. For the actual text of the warrant articles, browse to http://www.baysidemaine.com/Minutes/2005_Annual_Report/public_notice.htm]

The Nominating Committee, chaired by Blair Einstein, nominated Tim Samway as moderator. No other nominations were offered from the floor, and Tim Samway was voted in as moderator.

The moderator asked each Overseer and officer to introduce himself or herself. Following the self-introductions, Overseer David Crofoot introduced Village secretary Karen Hoedtke and recognized her significant efforts on behalf of not just the Village but also the water and sewer departments. Overseer Peter Allen, chairman of the Safety Committee, introduced officer Sal Demeo, who, along with his wife, patrol Bayside during evenings and nights in the summer. Sal introduced his wife and told the assembly that, in the event law enforcement assistance is required, the Waldo County Sheriff's office should be called (800-660-3398) and they will get in touch with Sal.

The moderator introduced Steven Wright, president of the Northport Junior Yacht Club. Steven gave a summary of the Junior Yacht Club's activities (which included selling cookies and bottled water at the Annual Meeting), and he specifically highlighted their efforts to give back to the community in the form of a food drive on Saturdays through Labor Day. The idea is to collect non-perishable, non-breakable food from 8 AM to 1 PM on Saturdays at the Junior Yacht Club. This is the time period when rental cottages are turned over, so renters, cleaners, and management company personnel can drop off the food at the Yacht Club and it will be delivered to the Northport Food Pantry, located on Route 1 just south of Nealy's. The Food Pantry is run by Matt Small, who volunteers his time.

The moderator clarified the eligibility requirements for voting at the Annual Meeting. Voters must be of legal voting age (18) and their name must be on the deed of property within the Bayside boundaries, or they must be a registered voter in the Town of Northport residing within the Village boundaries.

The moderator reviewed the rules for the meeting:

- Speakers must be recognized by the moderator and address their questions to the moderator.
- Speakers should state their name and address.
- Speakers should use the Microphone provided. If they cannot get to the microphone, Junior Yacht Club member Alli Webster will bring the microphone to them.
- Speakers should be brief and stay on topic.
- Rulings by the moderator can be overturned by a majority vote.
- [There were a few other rules but I couldn't get them all down. These were the major ones.]

Article 2: President's Report

President Jo Huntoon gave an overview of the primary responsibilities of each Overseer.

- Peter Allen is chairman of the Safety Committee and was instrumental in establishing the new Village web page (<http://www.northportvillage.govoffice.com/>).
- Marge Brockway is Chairman of the Facilities Committee, which encompasses Village-owned buildings, structures and grounds.
- David Crofoot is chairman of the Utilities Committee, which represents the most important aspect of the Board's operations to date given the major issues facing the Village's utility operations and infrastructure.
- Mike Robbins is Chairman of the Finance and Communications Committees. Along with Ellie Lagner, Mike has put together a pamphlet on the history of Bayside.
- Judy Metcalf serves on the Utilities Committee.
- Peter Spollett serves on the Utilities Committee.

President Huntoon also recognized two other individuals for their contributions to the community. First, Moderator Tim Samway was recognized for the marvelous job he does as moderator and as educator of the Board regarding what the moderator's job is and what Overseers need to do vis-à-vis the Annual Meeting. Second, Village Agent Bill Paige was recognized for the marvelous job he does "making sure everything works around here."

President Huntoon recognized the "minor miracles" Overseer Crofoot and the Utilities Committee have performed getting their hands around some very tough issues facing the Village's utilities.

President Huntoon recognized the efforts of the Finance Committee and Treasurer Julian Sheffield who, over the past year, have brought the Village's accounting "out of

the Middle Ages.” Overseer Mike Robbins and Treasurer Sheffield have “performed miracles” getting accounts and reports in order. Village resident Jane Badershall and Secretary Hoedtke were thanked for having done a fantastic job getting the utility bills straightened out.

President Huntoon noted two future challenges the Village faces. The first (and most substantial) is the utilities, especially the sewer infrastructure (see Article 9 and the Utilities Department report in the Annual Report at http://www.baysidemaine.com/Minutes/2005_Annual_Report/utilities_dept_report.htm for more information). The second is continuing to bring the Village accounting in-house so the Board has a better idea of what’s going on financially.

President Huntoon’s report was followed by Treasurer Sheffield’s report. She noted that the auditors have (now) complied with the law that requires financial accounts to more accurately reflect financial results by migrating from cash-basis accounting to accrual-based accounting (that is, recognizing revenues when earned rather than collected and recognizing expenses when incurred rather than when paid). The accrual accounting is reflected only in the audited statements so far but will soon be reflected in the monthly statements as well. Treasurer Sheffield echoed President Huntoon’s and Overseer Crofoot’s recognition of the outstanding efforts of Secretary Hoedtke.

Article 3: 2006 Budget (see http://www.baysidemaine.com/Minutes/2005_Annual_Report/2006_budget.htm)

The voters were presented with a \$157,176 budget that represents a 10.0% increase over the 2005 budget (which was 21.4% above 2004’s actual expenditures).

[Note: The Overseers agreed at their July 31 meeting to provide notes to the 2006 budget at the Annual Meeting. Those notes were not made available at the Annual Meeting.]

The budget includes a requested appropriation from the Town of Northport of \$25,000, which is lower than the \$27,500 budgeted in 2005. Resident Sid Block asked why the amount being requested from the Town is less than what was requested this year and whether \$25,000 is fair and equitable given the revaluation last year and the higher percentage of Town taxes now coming from Village property tax payers. Overseer Metcalf indicated that the amount “reimbursed” by the Town (for Town taxes paid by Village residents) is a function of what Town voters approve at their Annual Meeting in May. Although \$27,500 was requested in 2005, only \$25,000 was approved by the Town voters. Regarding the equity of the Town appropriation, the Overseers agreed that that requires additional study. Resident Block asked whether the Village can and should consider seceding from the Town. Overseer Crofoot indicated that the issue has been studied in the past and the biggest problem is education requirements, specifically special education, which can run \$30-40,000 per student annually.

Resident Ed Williams noted that former President Ken Vlodek attended many of the Town Selectmen meetings, fostering communications between the Village and the Town. Resident Williams asked why the current Board does not attend the (biweekly) Selectmen meetings. Overseer Brockway responded that she has attended one meeting and the Board has collectively decided to attend more meetings in the future.

Resident Delaney asked why audit fees are increasing \$3,300 (66.0%) in 2006. Treasurer Sheffield indicated that the actual amount would hopefully be lower with the proposed consolidation of the general Village audit and the water/sewer department audits, but \$8,300 was a "safe" number. Resident Delaney also asked why Police expense is increasing \$3,000 (42.9%). Overseer Allen indicated that there are substantial repairs required for the police car and the Board has approved a \$1/hour pay raise for the safety officer.

Article 3 was **approved**.

Article 4: Approval of \$50,000 Working Capital Borrowing Facility

This warrant article appears every year and provides for a credit facility that covers working capital needs until taxes are collected to fund Village expenses. President Huntoon said the Village has never borrowed under the facility.

Article 4 was **approved**.

Article 5: Approval of \$100,000 Borrowing Facility to Fund Replacement of the Community Hall and Wharf, As Needed, Emergency Utility Repairs and Reconstruction of Shoreline Property Damaged by Storms

This warrant article appears every year and provides for capital to make required, unexpected repairs to Village assets.

Resident Lee Hulton asked if the Village is not insured for such losses. Treasurer Sheffield said the Village is well-insured and that these funds would bridge the funding requirement until the insurance money is received, in the event of an insured loss. Overseer Metcalf also indicated that the credit facility would cover damage to property not fully covered by insurance. When the wharf was rebuilt in 1998, most of the funds came from federal grants.

Resident Juliet Baker asked if the Community Hall is to be replaced. President Huntoon said "No" and clarified that the approval being sought is only for borrowing funds in the event of an emergency.

Article 5 was **approved**.

Article 6: To Fix a Rate of Interest on Taxes Delinquent After November 30, 2005, Equal to That Charged by the Town of Northport

Overseer Metcalf explained that the Village does not set the rate. Rather, it is set at the same rate of interest charged by the Town, which, in turn, is set by the State. Right now, the (variable) rate is about 8% per annum.

Article 6 was **approved**.

Article 7: To Elect Officers (President, Clerk and Treasurer) by Written Ballot

The Nominating Committee, chaired by Blair Einstein , nominated Jo Huntoon as President. No other nominations were offered from the floor, and Huntoon was voted in as President.

The Nominating Committee nominated Eleanor Lagner as Clerk. No other nominations were offered from the floor, and Lagner was voted in as Clerk.

The Nominating Committee nominated Julian Sheffield as Treasurer. No other nominations were offered from the floor, and Sheffield was voted in as Treasurer.

Article 8: To Elect Overseers by Written Ballot

The Nominating Committee nominated the following slate of Overseers:

- Peter Allen
- Peter Spollett
- Judith Metcalf
- William Cressey (new)
- Linda Hulton (new)
- Margaret Brockway
- David Crofoot

No other nominations were offered from the floor, and the above slate was voted in as the new Board of Overseers.

President Huntoon announced that the officers and Overseers will be sworn in immediately following the Annual Meeting.

Moderator Samway recognized the outstanding service of Mike Robbins, who is retiring as an Overseer.

Moderator Samway also “thanked God” that David Crofoot was re-elected because the work he’s doing with the utilities is “incredible.”

Article 9: Approval of \$500,000 of Debt to Finance Repairs and Improvements to the Current Wastewater System

[This is a complex issue. For additional information, refer to the Utilities Department Report at http://www.baysidemaine.com/Minutes/2005_Annual_Report/utilities_dept_report.htm and the minutes of the Utilities Committee at http://www.baysidemaine.com/Community%20Hall/minutes_of_utilities_meetings.htm]

Overseer Crofoot (chairman of the Utilities Committee) described how the Village currently has a primary sewage treatment facility whereby solids are separated from liquids, the liquids are chlorinated, dechlorinated and discharged into the bay, and the solids are periodically pumped out of tanks and trucked away for disposal. The Department of Environmental Protection would like the Village to build a secondary treatment plant. The current primary treatment plant is discharging substantially more effluent into the bay than is permitted its license, mostly in the spring and fall. This is largely due to infiltration and inflow (I&I) of groundwater and stormwater into the sewage pipes, which are meant to carry “dirty” water. Stated another way, “clean” groundwater and stormwater (e.g., from resident’s gutters) is being channeled through our sewage treatment plant, overwhelming its rated capacity and causing our permitted flow levels to be exceeded. The Village has already been fined \$25,000 for exceeding these limits and is being monitored very closely by the DEP for further infractions. Overseer Crofoot did indicate that the effluent being released into the bay is within sanitary guidelines (my terminology).

There are three areas that the DEP (and the Utilities Committee) is focused on:

1. Infiltration and Inflow (I&I): Groundwater penetration is a major contributing factor to the excess flows. Some areas of major I&I that have been identified have already been corrected (e.g., improperly sealed manholes in the Kelly Cove subdivision) or are in the process of being fixed (a home on Shore Road).
2. The Treatment Plant: Overseer Crofoot indicated that it makes no financial sense to build a secondary treatment plant. Such a plant could cost \$4-6 million, and even if the entire amount was paid for with grant money, the small sewer user base (which I believe is about 250) couldn’t afford to operate and maintain it. It is a mechanical system that requires a full-time operator. The current plant requires some repair to the tanks, and should be able to handle the sewage flows if the I&I problem can be remedied.
3. Outfall Pipe: The DEP is unhappy with the current outfall pipe, the terminus of which is now marked by a buoy off the boat float. The DEP wants the pipe to be extended farther out into the bay.

These three items alone amount to “at least” \$2 million to address. The DEP still has Bayside high on its list of sewer treatment plants that need remediation. There currently are no significant state or federal funds available for remediation, however, so the warrant article under discussion provides for some money to make progress toward fixing major problems and to ensure that Village funds are available to take advantage of other funds that may become available before next year’s annual meeting.

Last month, the sewer fees were raised significantly (from \$405/year to \$549/year) so that the NVC would qualify for financing that may become available.

Resident Ken Vlodek complimented the board for its excellent work dealing with the complex issues facing the Village. He said, however, that he was uncomfortable voting to authorize \$500,000 in spending not knowing specifically what it will be used for. He noted that the Phase I and Phase II projects were very well conceived before the authorization for funds was brought before the voters. Resident Vlodek suggested voting down the measure and putting it off for a year. Overseer Crofoot agreed that it was unusual to have a blank check to spend money but that certain projects (see above) have been identified already.

Resident Delaney asked if there was a plan to identify I&I before grant money becomes available. Overseer Crofoot said the Village undertook a major I&I remediation program two years ago (called Phase I) that involved replacing many of the old collector pipes in the “core Village” and disconnecting storm drains from the sewer system. That program accomplished a great deal. Overseer Crofoot asked property owners to please replace their broken sewer lines and disconnect storm drains, gutter downspouts and sump pumps from the sewer system as they put in new foundations. He continued addressing Resident Delaney’s question by describing how the utility committee is currently looking for “low hanging fruit” to correct. For example, they identified poorly sealed manholes in the Kelly Cove Subdivision last year, and the homeowners’ association agreed to fix them at their own expense. Also, a single property has been identified that is contributing a huge amount of I&I because of faulty pipes, and that problem is in the process of being fixed. Overseer Crofoot said that a consultant may be hired to help identify and fix other problems. Money included in this warrant article will be used to identify the worst problems. If the Village can avoid violating the terms of its sewer operating license, there might be some benefit in dealing with the DEP.

Resident Bill Cressey addressed the assembly, indicating that he had served for two years as a non-Overseer member of the utilities committee. He spoke in favor of the warrant article, saying that one of the major achievements of the utility committee has been its ability to “turn around” the DEP’s thinking about the Villages sewer plant and what’s needed (and feasible) to improve the operation. The relationship with the DEP had been “very adversarial” and is now only “somewhat adversarial.” That relationship, he said, depends on our willingness as a community to address the issues that have been identified. The funding provided by this warrant article would enable us to make some significant improvements.

Resident Dan Webster asked if the sewer department can compel people to disconnect their gutters and sump pumps from the sewer system. Overseer Crofoot said “yes, they can,” and the utility department will probably do so.

Resident Norm White asked if the utility department can force egregious contributors to the I&I issue to fix the problem. Overseer Crofoot said, if it’s the sewer department’s main, they **can** fix it, and it **will** be fixed (if money is available).

Article 9 was approved.

Article 10 (Citizen's Request): To appoint an ad hoc committee of residents on Bay Street to evaluate proposed solutions for and obtain cost estimates for the remediation of surface water runoff issues.

Resident Sid Block presented the above article to the assembly, explaining how there is a significant amount of surface water runoff coming down Blaisdell Park and Sea Street, across Bay Street and onto the shorefront properties along Bay Street. In some instances, this runoff has made conditions so untenable that at least one resident has been unable to rent her cottage on at least one occasion, resulting in lost income and her inability to pay her property taxes. The residents along Bay Street want the Overseers to form a committee to study the problem, figure out a solution and find a way to make it happen. It may be an issue for the Village or it may be an issue the Town of Northport must correct.

Resident Jackie Facey asked why the committee's work was being limited to Bay Street . She lives on Main Street , which has significant runoff issues as well. Other parts of the Village have their own runoff issues. Moderator Samway said it was limited to Bay Street because that is what was proposed by the citizen's submitting the warrant article request. However, he indicated that the motion could be amended (and it subsequently was) to include other parts (or all) of Bayside.

Resident Dan Webster asked Moderator Samway what the process was for submitting a citizen's request for a warrant article. Moderator Samway said that any citizen can submit a request as long as it is submitted to the Overseers prior to the warrant posting period. However, it is up to the Overseers whether to include the request in the final warrant.

Resident Bill Cressey spoke in favor of the motion. He said that he has walked that stretch of road many times, and there is a problem. There's also been a lot of finger pointing as to who is culpable, and he said it was incumbent on the Overseers ("and I'll be one") to act literally on the issue and try to "pin it on somebody," whoever is responsible.

Overseer Metcalf said the article needs to be approved so that it becomes an "active agenda item" of the new Board of Overseers.

Resident Ken Vlodek asked if the money to correct the problem can come from the reserve that's built into the 2006 budget. Moderator Samway indicated that the article under consideration does not provide for the spending of funds to solve the problem, only to the appointing of a committee to investigate it and recommend solutions. He said that the Overseers would come back to the voters to get approval to spend any significant amount of money. Overseer Crofoot said the solution to the runoff issue

throughout the community could be very expensive, although the solution to the Bay Street issue could be as simple as regarding that stretch of road.

The article was amended to allow the Overseers to appoint an ad hoc committee to evaluate proposed solutions for and obtain cost estimates for the remediation of surface water runoff issues throughout the Village (paraphrased).

Article 10 was **approved**.

Article 11: Reports of Committees

Voters were directed to the committee reports included in the Annual Report (see http://www.baysidemaine.com/Minutes/2005_Annual_Report/committee_reports.htm). Overseer Marge Brockway, chairman of the Facilities Committee, recognized the efforts of Dick Brockway, Bick Tardif, Alden Badershall and others for their selfless contributions to the maintenance, repair and upgrading of the Villages various facilities. Overseer Peter Allen, chairman of the Safety Committee, noted that new signs have been placed at the wharf (e.g., no boats under the wharf) and that speeding throughout the village continues to be an issue.

Other Business

Resident Dan Webster noted to the assembly that parking on the sewer treatment plant tanks just below the yacht club is damaging them, and residents should refrain from doing so or else our sewer problems will become even more expensive. He also expressed his hope that the new Board of Overseers will make a sincere effort to communicate more frequently and more directly with the Town of Northport Selectman , attending as many of their biweekly meetings as is feasible.

As is tradition, the names of those Village residents who had passed away over the past year were read by Moderator Samway and a moment of silence was observed. Those individuals included Al Keith, Rena Perley, Ann Rice, Mrs. Umbreit, Matthew Stuen Weisenbach and Donald York.

The meeting was adjourned after a little more than two hours