



November 9, 2025 – 9:00 a.m.

Meeting of the Northport Village Corporation Board of Overseers

This is a hybrid meeting – in person* in the Community Room of Community Hall, 813 Shore Road, Northport, ME and virtually.

If you would like to attend any Overseers meeting or NVC committee meeting virtually, please contact the NVC office (207-338-0751) to be added to a list of verified attendees. You will need to provide your name, Bayside address and email address. If your property is not in your name, please provide the property owner's name. Once the information is verified, you will receive Zoom links to NVC meetings. This is a temporary measure taken to address disturbing and disruptive interruptions to recent NVC meetings by unauthorized Zoom participants.

*This is a business meeting conducted in public; it is not a public meeting. An opportunity for comments from members of the public is provided before the business meeting begins and end of the meeting. Unless a question from the public can be answered definitively and very briefly, the Board usually does not engage in a dialog with a commenter. If the speaker addresses an item on the Board's agenda, the Board's consideration at that time may respond to the speaker's comments. When recognized, a commenter should state their name and Village address and make their point briefly. Depending on the number of public members who wish to address the Board and the length of the Board's agenda, the presiding officer may establish a time limit for speakers. Agenda items may be taken out of order to accommodate guests. **Remote participants will not be admitted to the meeting unless the participant's name is identifiable.**

Meeting Agenda

- Comments by members of the public.
- Call to order business meeting.
- Agenda review.

Action Items and Reports

- Approval of October 12, 2025 meeting minutes*
- President's Report
 - Recommended approval of Generations Construction invoice for \$5,000 for MMA Risk Management identified repairs on the lab/water shed building, including new siding on most of the building, front deck and stairs repair, adding trim boards, redo flashing where needed; paint back of new siding up 2 feet to address moisture wicking.*
 - Recommend approval of swim float construction and delivery bid documents.*
 - Completion of 2025-26 committee appointments – Recommend approval of the following: Safety Committee: Michael Tirrell, Chair; Beanie Einstein, Clerk; Community members Jim Coughlin, Jessica Cohen, Lisa Fryer, and Harry Rosenblum. Infrastructure Committee: Kris Mix, Chair; Bill Paige, Village Agent; Community Members Steve Kazilionis; Peter Spollett, Bill Haverty, John Lojek, Dan Mooney, and David Hecht.
- Parks & Tree Committee/Tree Warden Report
 - Recommendation to approve the expenditure of no more than \$500 for landscaping at the Wastewater Treatment Plant in Ruggles Park as described in the attached proposal and drawing.*
- Treasurer's Report*
- Village Agent Report*
- Office Manager's Report*
- Utilities Committee Report
- Town Liaison Report

Other Committee Reports/business (as needed)

Comments by members of the public

Executive Session for personnel matters pursuant to 1 M.R.S.A. § 405(6)(A)

Adjourn

Warrants and Journal Entries: reminder to Board members to review and approve warrants and journal entries that were sent electronically for your review.

*Written materials submitted:

- Draft October 12, 2025 Board meeting minutes
- NVC Bayside Swim Float Plan
- Invitation to Bid Bayside Swim Float
- Instructions to Bidders Bayside Swim Float
- Contractor Bid Form Bayside Swim Float
- Advertisement to Bid Bayside Swim Float
- Parks & Tree Committee: Wastewater Treatment building beautification proposal and drawing
- November 2025 Treasurer's Report
- November 2025 Village Agent Report
- November 2025 Office Manager Report

**Northport Village Corporation
Draft Minutes of the Board of Overseers Meeting
Sunday, October 12, 2025**

Overseers, Officers and Staff present: Diana Easty; Fred Lincoln; Vicky Matthews; Elaine Moss (via Zoom); Michael Tirrell; President, Janae Novotny; Office Manager, Trish Parker; Village Agent, Bill Paige; Clerk, Maureen “Beanie” Einstein (via Zoom)

Not present: Kris Mix and Jeffrey Wilt

Public Comments

Dan Webster (670 Shore Road) - Congratulated the staff, Treasurer and Overseers for completing the 2024 Audit. He supports the enforcement of NVC’s sign limits per our Zoning Ordinance. He noted that cash on hand this September and October is higher than past years.

The Meeting was called to order 9:01 a.m.

Approval of the Minutes of the September 14, 2025, Overseers Meeting

Janae N. - Correction to the minutes on page 3, under Safety, *“Bartusek property is at 752 Shore Road, and the neighboring property is at 750 Shore Road”*.

Action: Michael T. made a motion, seconded by Elaine M., to approve the September 14, 2025 Overseers minutes as corrected. Voted - Unanimous.

President’s Report - Janae Novotny

Winter Parking ban. Recommend approval of publication of the annual winter parking ban notice in a local paper.

Elaine M. made a motion, seconded by Fred L., to approve the publication of the annual parking ban notice in a local paper. Voted - Unanimous.

President’s enforcement of Zoning Ordinance sign limits - The property at 514 Bluff Road and the property at 48 Bayside Road have multiple “for sale” signs exceeding the Zoning Ordinance limit of one sign per property. After thorough discussion, Janae N. will notify the property owners and the real estate agent, by phone, giving the owners 48 hours to comply with the Ordinance; if not, she will notify the owners, real estate agent, and the Town of Northport Code Enforcement Officer, Toupie Rooney (to enforce the ordinance) in writing to have these residents adhere to the NVC Zoning Ordinance.

President Janae N. approved a last-minute, weather-related request of a Bayside resident to rent Community Hall for a family and friend Rosh Hashanah celebration held on September 23, 2025. They were very grateful and left the Community Hall as they found it.

Library donation – Recommendation to accept Martha Block’s donation of \$25.00 for library maintenance.

Action: Michael T. made a motion, seconded by Fred L., to accept the donation of \$25.00 for the library from Martha Block. Voted - Unanimous.

Treasurer's Report - Wendy Huntoon

Wendy H. referred the Overseers to her written report, with financial statements, circulated prior to the meeting.

The 2024 Audit has been completed! We fully expect the 2025 Audit to be done in a timely matter. Fred L. expressed a concern that the 2024 audit costs were higher than expected, and he suggested that the Audit committee explore potential process improvement opportunities to reduce future audit expenses.

Village Agent Report - Bill Paige

Bill P. referred the Overseers to his written report circulated before the meeting.

Office Manager's Report - Trish Parker

Trish P. referred the Overseers to her written report circulated before the meeting.

Parks & Trees Committee/Tree Warden report.

Vicky M. referred the Overseers to the August 5th and September 11 committee meeting minutes circulated prior to the meeting.

Landscaping around Utility Plant - John Woolsey consulted with Bill Paige and the Utilities Superintendent regarding the landscaping project around the Wastewater Treatment building.

Blaisdell Park Plantings - Vicky M. distributed Ned Lightner's plan for planting daffodils in Blaisdell Park. Two beds would be done each year for a total of six beds.

Maine Trail's Program - John Hoy and Joe Reilly developed and submitted a proposal for the Maine Trail's Grant. President Janae N. reviewed and signed the grant application.

Utilities Committee - Janae Novotny (for Jeffrey Wilt)

Recommend approval of Nancy P. Scholhammer Trust's application for a sewer connection 18 Bay Street, Map U05, Lot 188.

Action: Elaine M. made a motion, seconded by Fred L., to approve the application for a sewer connection on 18 Bay Street, Map U05, Lot 188. Voted - Unanimous.

Recommend approval of the Utilities Department's filing with the PUC a revised water rate schedule with a 1.5% increase effective November 15, 2023.

Michael T. made a motion, seconded by Fred L., to approve the Utility Department's filing with the PUC of a revised water rate schedule with a 1.5% increase effective November 15, 2023. Voted – Unanimous.

Town Liaison Report - Janae Novotny

Shore Road at Kelly Cove – construction of the remainder of the shoreline stabilization on Town-owned portion of Kelly Cove should be completed in the Spring.

Town Administrator James Kossuth confirmed that the town is planning to take down the tree at Broadway & Clinton and is making arrangements for the tree's removal. However, because of power lines, etc., it takes time to make these arrangements, but it is on target to be removed when all arrangements are solidified.

Communications - Michael Tirrell

The Communications team is restoring content on the NVC Website. They have changed the update regimen to a monthly update. Communication Protocol for staff and Overseers will be part of the Overseer Orientation on October 19, 2025.

Discussion

Janae Novotny - Availability of tables and chairs for community events. Currently, it is the policy of the NVC not to lend/rent the Community Hall's tables and chairs for events outside the Community Hall. However, there have been exceptions for Bayside Arts, the Historical Society, and the Yacht Club. A request for tables and chairs for the "Oktoberfest" held in Merithew Square was denied. After a lengthy discussion, it was decided that Janae N. would review the forms for the rental of Community Hall and the use of Public Spaces, make any necessary adjustments, and bring this discussion back to the next Overseer's meeting.

Fred Lincoln - Consider purchasing new chairs for Board meetings. A lengthy discussion ensued regarding cost, storage, etc. Janae N. suggested first purchasing three chairs for the office staff before purchasing chairs for the Overseers.

Action: Fred L. made a motion, seconded by Elaine M., to approve the purchase of three office chairs for staff not to exceed \$750.00. Voted - Unanimous.

Public Comment

Rachel Rosa (7 Auditorium Park) questioned whether the Yacht Club pays for water and sewer. The Overseers assured her the Yacht Club is billed and pays for this service.

Adjournment

The meeting was adjourned at 10:14 a.m.

Respectfully submitted,

Maureen Einstein, Clerk

Janae Novotny, President

Cell 907 462 6610
(207) 338-5607

John Jones
11-5025

1461

PHONE	DATE OF ORDER 11/15/05
ORDER TAKEN BY	CUSTOMER'S ORDER NUMBER
☐ DAY WORK ☐ CONTRACT ☐ EXTRA	
JOB NAME/NUMBER	
JOB LOCATION	
JOB PHONE	STARTING DATE

TO Northport Village Corp.

TERMS:

[illegible]

Invitation to Bid

**Bayside Pier Swim Float
Northport Village Corporation
Northport, Maine**

Northport Village Corporation (“Owner”) is soliciting bids to provide one Swim Float, 12.5 ft by 24 ft, delivered to the site of the Bayside pier in Northport, Maine. All labor, materials, and equipment are supplied by the Contractor.

Bid documents are available upon request and will be sent via email at no charge. Email or call the Village Office at the address below:

Bids are due by noon on December 11, 2025. The contract is expected to be awarded by the NVC Board on December 14, 2025. **The float shall be delivered on or before May 18, 2026,** complete and to be ready for immediate use during the 2026 summer season.

1. Bids will be opened and read out loud for the Board at 9:00 a.m. on December 14, 2025. Bidders may attend this meeting. Call the office for directions if wishing to attend.
2. Submit bids on a completed Contractor Bid Form, scanned, and included as an attachment to an email with the subject line "**Bid for Bayside Floats**" and addressed to Bill Paige, Village Agent at: bpaige@nvcmaine.gov, so as to be received no later than **noon on December 11, 2025**. Hard copy bids may be hand delivered if prior arrangement has been made.

Any bid received after the Bid Opening time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid. Questions on the bid opening process shall be addressed to the Village Agent.

*Northport Village Corporation Office
813 Shore Road
Northport, ME 04849
Phone: (207) 338-0751
Email: bpaige@nvcmaine.gov*

3. There will not be a pre-bid conference conducted for this project. The new floats are copies of the existing floats, which are out of the water and near the pier where they can be viewed.
4. Bid Documents are available at no cost as electronic PDF format files. Bid Documents will be distributed by NVC upon request from the bidders.
5. Addenda and answers to questions will be posted. They will be sent directly by email to bidders who have registered as Planholders with the Owner. Send an email with name and address and provide a return email address and phone number for receiving documents and notices.

**Bayside Pier Swim Float
Northport Village Corporation
Northport, Maine**

INSTRUCTIONS TO BIDDERS

1. **Bid Information:**

Submit bids on a completed Contractor Bid Form with attachments as required.

Bid may be scanned and submitted via email, or may be printed, filled out and delivered in a sealed envelope. If email is used it should be included as an attachment to an email with the subject line "Bid for Bayside Floats" and addressed to Bill Paige, Village Agent at: bpaige@nvcmaine.gov. Bids must be received no later than the date and time in the Invitation to Bid.

Northport Village Corporation Office
813 Shore Road
Northport, ME 04849
Phone: (207) 338-0751
Village Agent Email: bpaige@nvcmaine.gov

Sealed hard copy bids may be hand delivered if prior arrangement has been made with the Village Office.

Any bid received after the Bid Opening time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid.

2. Other questions on the bid process shall be addressed to the Village Agent.

The new float is substantially similar to the existing float, which is stored out of the water near the pier and can be viewed by the bidders. There will not be a pre-bid meeting conducted for this project.

3. Interested parties must meet the following conditions and requirements for their proposal to be considered.

- a. A completed, signed copy of the Bid Form, including the required additional information.
 - A list of subcontractors.
 - A list of three customer references with contact information
 - The Bidders proposed schedule for the work and delivery,
- b. The successful Bidder must provide the following within five business days of NVCs acceptance of Contractor's bid.
 - A signed W-9 providing tax identification and information

- Proof of public liability and property damage insurance as outlined in this contract, with Northport Village Corporation listed as a certificate holder.
 - Proof of Workers compensation insurance if appropriate. If Workers Compensation is not necessary then the predetermination letter from Maine Workers Compensation Board will be necessary.
3. Contractors unknown to Northport Village Corporation (NVC) are required to furnish a statement of their business experience, and financial responsibility, and references showing experience with previous similar work, at the discretion of NVC.]
4. **Scope of Work:**

The bid shall be based to construct and deliver one float, based on the materials, methods, equipment and products as specified on the plan.

- a. Any materials, methods, equipment and products not herein specified, but worthy of consideration by any Bidder may be introduced by a separate letter attached to the regular bid. The Bidder shall state the cost comparison with the specified materials, methods, equipment and products, and the reason for the suggested substitution. It shall be understood by all Bidders that the attached letter proposing substitutions shall not be used to determine the low bid and that all bids are based on specified products.
- b. Where a Bidder wishes a product to be considered an “approved equal” for bidding purposes, the product, along with all supporting documentation, shall be submitted to the Engineer for review a minimum of ten (10) calendar days prior to the bid opening date. Products which are determined to be an “approved equal” for bidding purposes shall be listed in addendum issued so as to be received by Bidders no less than 72 hours prior to the bid date.

All questions must be submitted by email to NVC (Attn: Bill Paige) and copied to the Engineer (Attn: Steve Ruell, PinnacleHillEngineering@gmail.com).

Should the Bidder find discrepancies in, or omissions from, the bid documents or be in doubt as to their meaning, he shall at once notify NVC and the Engineer in writing during the bid period.

Questions received after noon two (2) days before the bid due time may not be answered. Any and all Engineer’s interpretations and/or clarifications of bidding documents will be in the form of written addenda issued from the Engineer’s office to all Bidders who are on record at the NVC office not later than 72 hours prior to scheduled receipt of bids. No verbal interpretations and/or clarifications shall be allowed as a substitute for written addenda. Addenda will be issued by email and are considered to be as equally binding as mailed copies.

- c. At the time of the opening of bids, each bidder will be presumed to have read and to be thoroughly familiar with the plans and contract documents, including all addenda. The failure or omission of any Bidder to receive or examine any form,

instrument, or document shall not relieve any bidder from any obligation in respect to the bid.

5. **Sub-Contractors:**

The Bidder shall list the names of all sub-contractors and the amounts of their sub-contract carried within bid, either as dollar amounts or percentage of the bid. Such sub-contractors shall not be changed by the General Contractor after bidding without the written consent of NVC. No contract may be assigned, sublet or transferred without the written consent of NVC.

6. **Preparation of Bid Proposal:**

- a. Bidders are responsible for the completeness of their bid proposal on the form issued with bidding documents.
- b. Proposal is to acknowledge all addenda that may have been legally issued. Failure to acknowledge may be cause to have bid declared informal.
- c. Indicate schedule and times for completion of the work.
- d. Include Corporate/Partnership information as required.
- e. NVC is exempt from sales tax.

7. **Evaluation of Bids:**

The project will be awarded to the apparent low bid, provided that bidder provides a workable schedule, is qualified, as determined at the sole discretion of NVC and meets the other requirements of the project specifications in the opinion of NVC, and executes a contract within two (2) weeks of notification of the award.

NVC reserves the right to accept or reject any or all bids.

NVC reserves the right to wave any technical or legal deficiencies in a proposal.

8. No proposal may be withdrawn during a period of forty-five (45) calendar days immediately following the opening thereof.

Contractor Bid Form

Bid for Bayside Pier Swim Float

Bid Administrator:

Northport Village Corporation Office
813 Shore Road
Northport, ME 04849
Phone: (207) 338-0751
Email: BPaige@nvcmaine.gov

(Date)

Bidder Information:

Signature:

Printed name and
title:

Company name:

Mailing address:

City, state, zip code:

Phone number:

Email address:

State of
incorporation,
if a corporation:

List of all partners,
if a partnership:

- A. The Bidder agrees, if Northport Village Corporation (NVC) offers to award the contract, to provide any and all certificates of insurance, as well as Schedule of Values, Project Schedule, and List of Subcontractors and Suppliers, and any additional references and resumes required by NVC, and to sign the designated Construction Contract within 12 calendar days after the date of notification of such acceptance

Contractor Bid Form

- B. The Bidder, having carefully examined the Project Plans prepared by Pinnacle Hill Engineering, as well as any Addenda, the form of contract, the premises and conditions relating to the work, proposes to furnish all labor, equipment and materials necessary for and reasonably incidental to the construction and completion of this project for the amounts of:

Swim Float Replacement Lump Sum Total \$_____

- C. List of Subcontractors, their scope, and their share of the total work

- D. We acknowledge the following Addenda Received, number and date

Advertisement to Bidders

**Bayside Pier Swim Float
Northport Village Corporation
Northport, Maine**

Northport Village Corporation is soliciting bids to provide one Swim Float, 12.5 ft by 24 ft, delivered to the site of the Bayside pier in Northport, Maine, on or before May 18, 2026, Bids are due by noon on December 11, 2025.

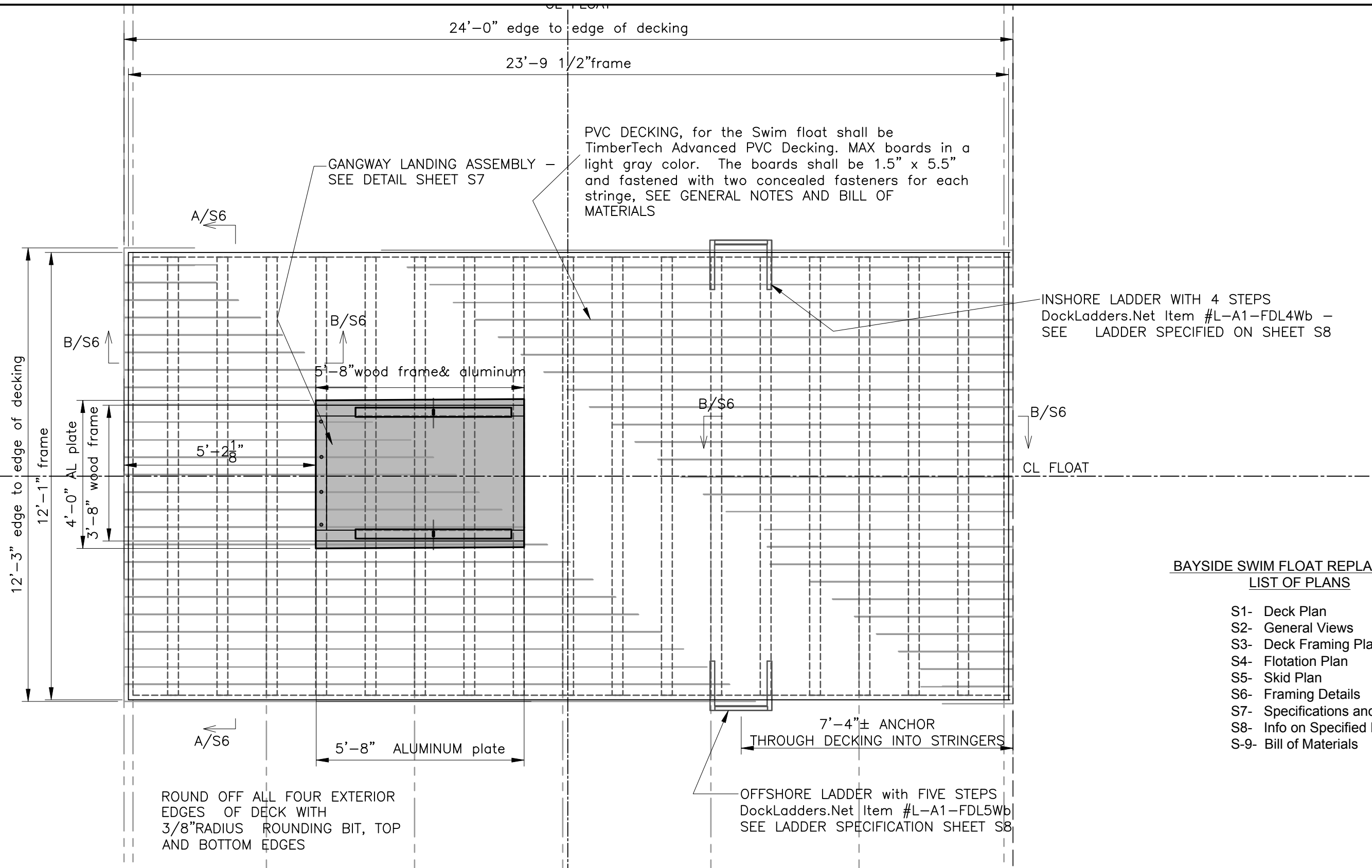
Bid documents are available upon request and will be sent via email or USPS at no charge. Email or call the Village Office at the address below:

*Northport Village Corporation Office
813 Shore Road
Northport, ME 04849
Phone: (207) 338-0751
Email: BPaike@nvcmaine.gov*

11A11 - FULL SCALE

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**BAYSIDE SWIM FLOAT REPLACEMENT
LIST OF PLANS**

- S1- Deck Plan
- S2- General Views
- S3- Deck Framing Plan
- S4- Flotation Plan
- S5- Skid Plan
- S6- Framing Details
- S7- Specifications and Gangway Landing
- S8- Info on Specified Products
- S9- Bill of Materials

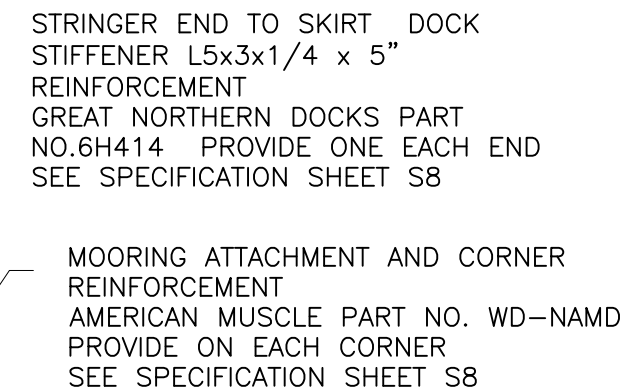
DECK PLAN



NO.	REVISION	DATE	DESIGNED BY	NORTHPORT VILLAGE CORPORATION Bayside Pier Floats, Northport, Maine.	
			DRAWN BY STR		
			DATE REVISED 10-22-2025	SWIM FLOAT DECK PLAN	
			PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924	S1 REV. 1



NO.	REVISION	DATE	DESIGNED BY	NORTHPORT VILLAGE CORPOTAION Bayside Pier Floats, Northport, Maine.
			DRAWN BY STR	
				SWIM FLOAT GENERAL VIEWS
			DATE REVISED 10-22-2025	
			PINNACLE HILL ENGINEERING 33 Pinnacle Road Canaan, ME 04924 PinnacleHillEngineering@gmail.com	
			S2 REV. 1	

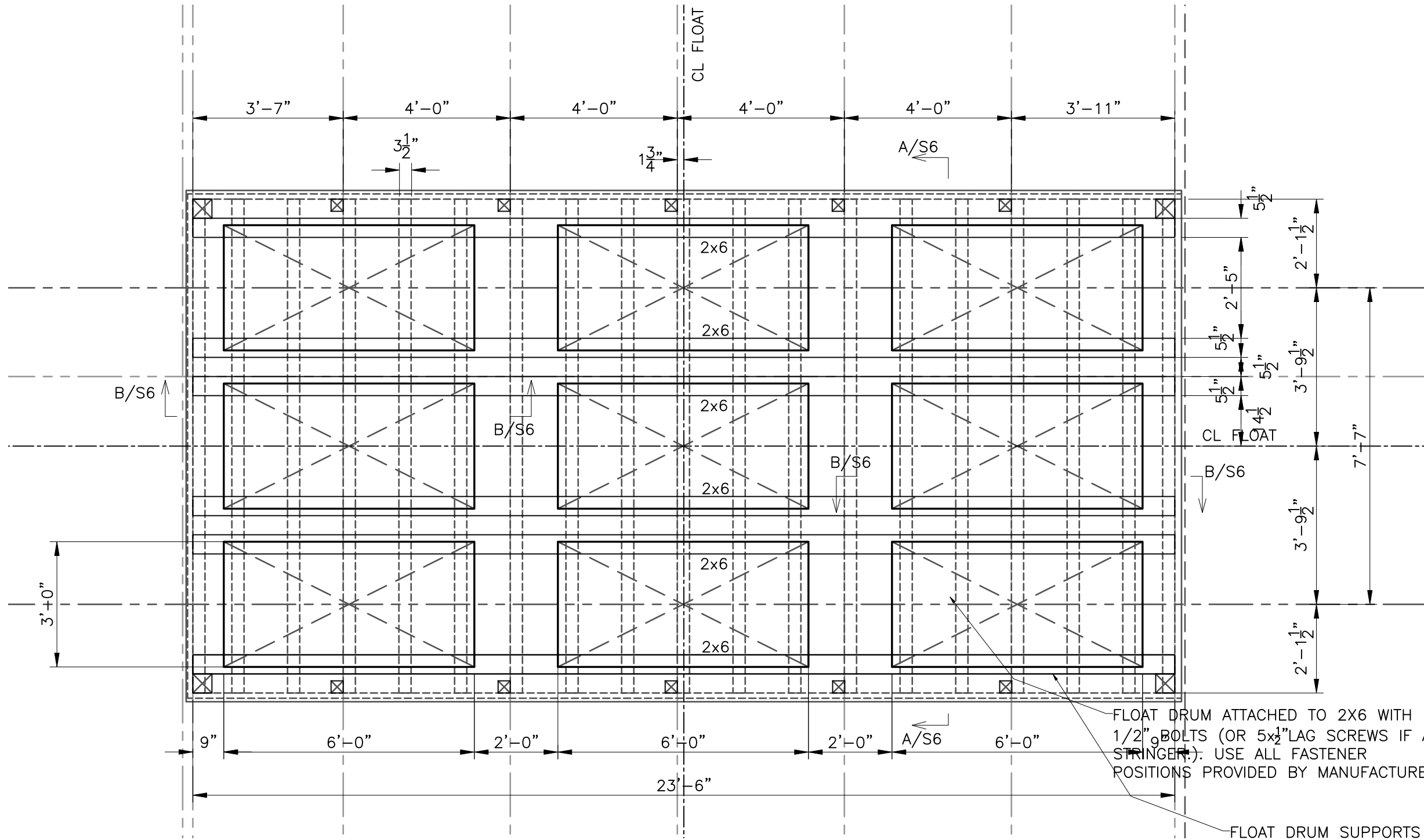


DECK FRAMING PLAN



NO.	REVISION	DATE	DESIGNED BY	NORTHPORT VILLAGE CORPOTAION Bayside Pier Floats, Northport, Maine.
			DRAWN BY STR	
			DATE REVISED 10-22-2025	SWIM FLOAT DECK FRAMING PLAN
			PINNACLE HILL ENGINEERING 33 Pinnacle Road Canaan, ME 04924 PinnacleHillEngineering@gmail.com	S3 REV. 1

11/17/25 - FULL SCALE
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11/17/25



FLOTATION PLAN



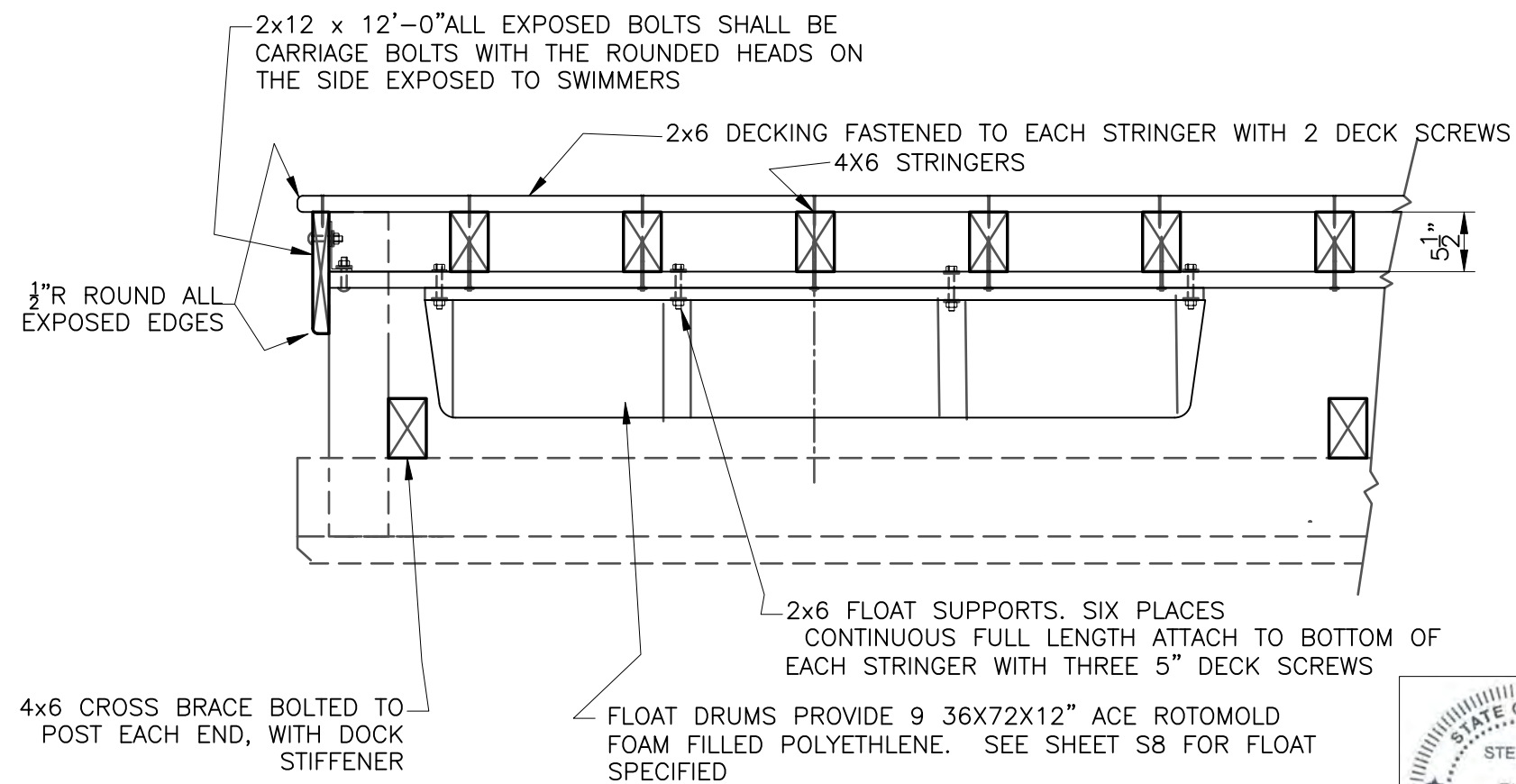
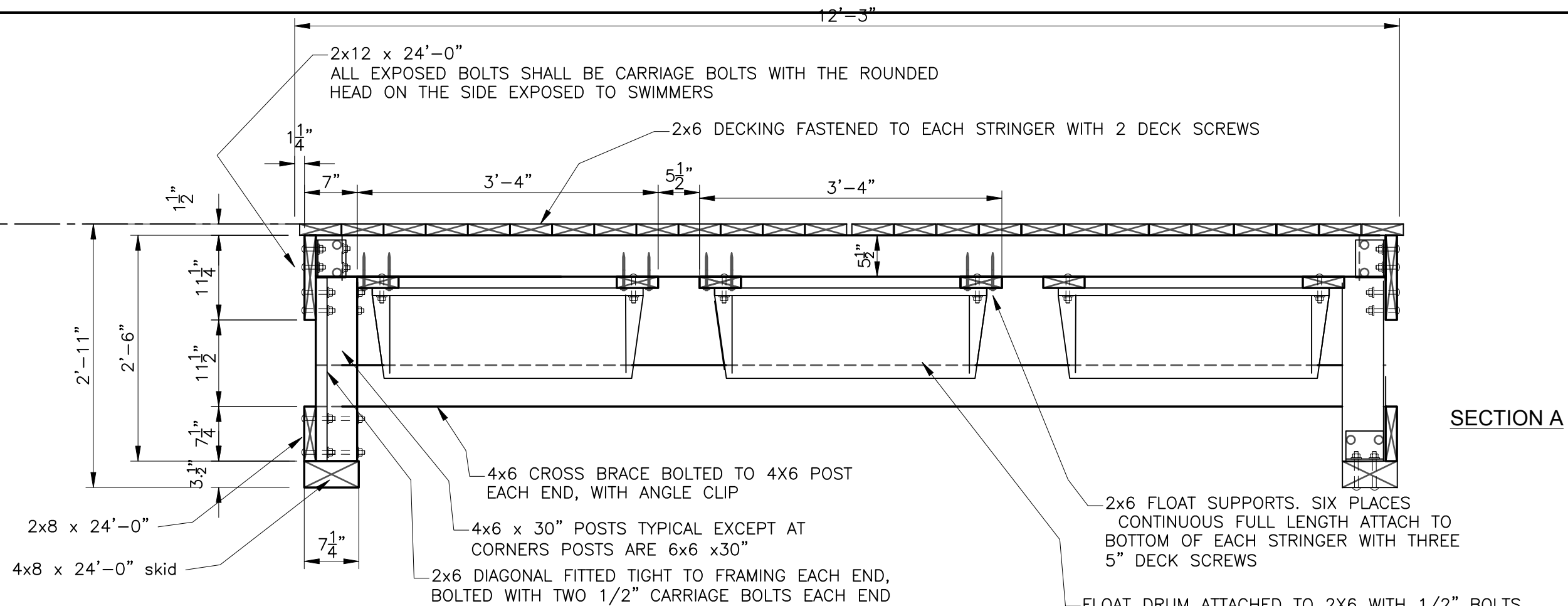
NO.	REVISION	DATE	DESIGNED BY	NORTHPORT VILLAGE CORPOTAION Bayside Pier Floats, Northport, Maine.
			DRAWN BY STR	
			DATE REVISED 10-22-2025	
			PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924
				S4 REV. 1



11A11 - FULL SCALE

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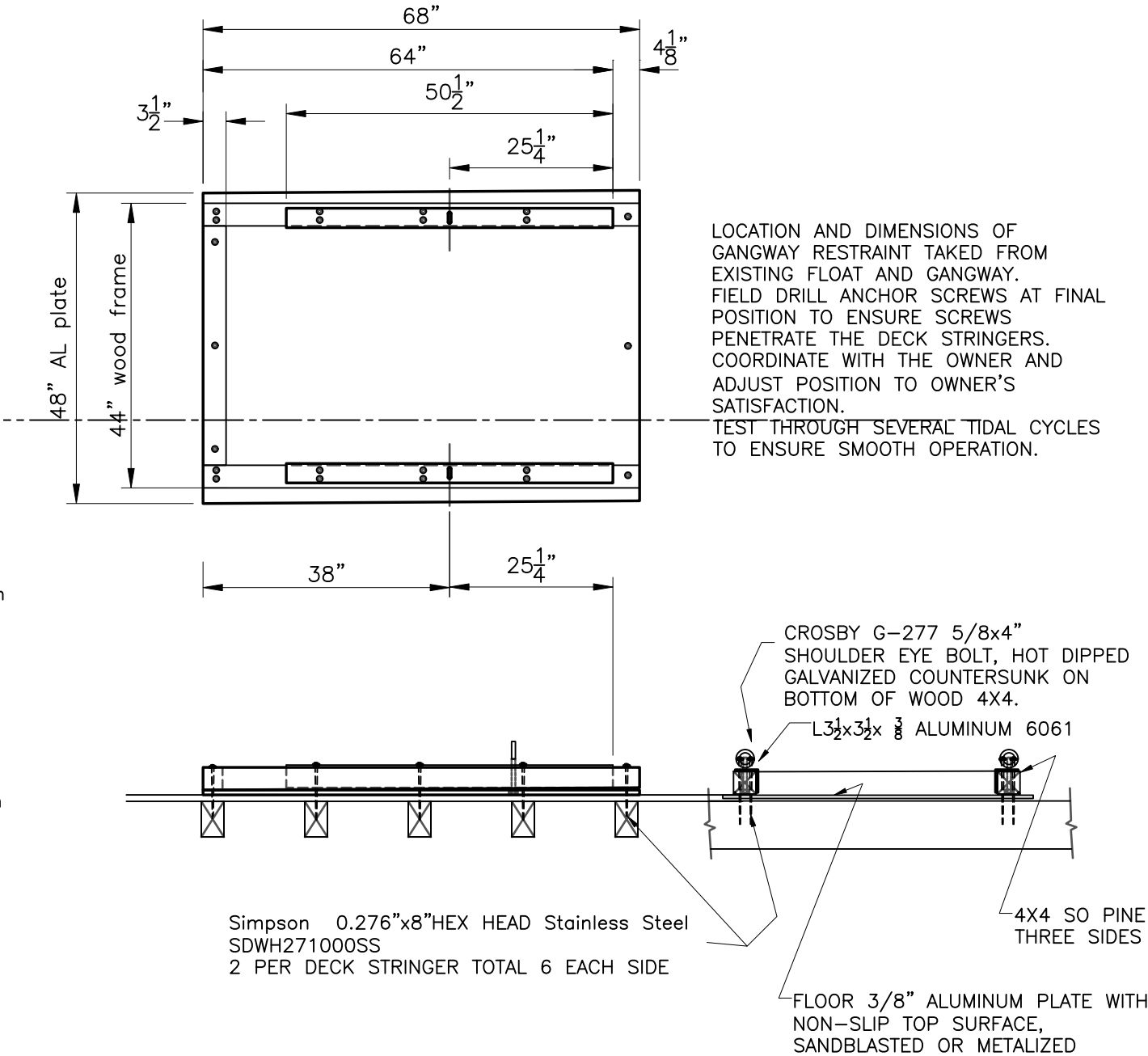


NO.	REVISION	DATE	DESIGNED BY	NORTHPORT VILLAGE CORPOTAION Bayside Pier Floats, Northport, Maine.	
			DRAWN BY STR		
			DATE REVISED 10-22-2025	SWIM FLOAT FRAMING DETAILS	
			PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924	S6 REV. 1

11/17/25 - FULL SCALE
AU 10-20-2025

SWIM FLOAT GENERAL SPECIFICATIONS

1. SCOPE _
a. Provide one 24 ft by 12 ft SWIM FLOAT as shown On these plans.
- b. Deliver the floats to the Bayside pier or deliver to a storage location as designated by the Owner. Coordinate delivery with the Owner. Unloading equipment and rigging is the responsibility of the Contractor, unless other arrangements are agreed upon.
- c. The Owner will connect the new float to the existing mooring systems
2. FLOAT DESIGN
a. This float is a copy of the existing NVC float at the Bayside pier facility, based on successful experience with that float in this location.
- b. The Swim Float dead load estimated weight of the finished float is 5,500 lbs. This will vary with the water absorption of the wood members
- c. The flotation shown is estimated to provide for 15 psf uniform live load, plus the gangway load. The total ultimate live load capacity is approximately 8,000 lbs.
- d. The float will be anchored using the Owner’s existing chain mooring system, Provide new shackles as part of the project.
3. WOOD
a. All lumber shall be Southern Pine, pressure treated., The grade of all timber shall be no. 2 or better, except the grade of decking, and exposed skirt boards, shall be no. 1 or Select. All lumber shall be surfaced four sides prior to treatment, except the skid may be rough sawn.
- b. Since this float will have swimmers in close contact with the sides of the float, all wooden edges and corners exposed on the sides, shall shall be rounded with a 1/2” rounding bit.
- c. The Owner shall be invited to inspect the competed float before transportation to the site. Make arrangements to inform the Owner of correct time and place to afford clear inspection. The Owner retains the right to require additional cleaning or replacement of any members with visible defects such as loose knots, splits, warping, wane, or other defects.
- d. Submerged skid timbers, float drum supports, and deck joists shall be treated with CCA to 2.50 pcf retention, meeting AWPAC5A. See the Bill of Materials.
- e. The skirt members shall be treated with a non-CCA treatment, such as copper azole or micronized copper, to a retention level meeting AWPAC4C. See Bill of Materials.
- f. During construction treat all cut surfaces and holes with AWPAC approved copper based field solution.
- g. There is no coating or paint in this project.
- h. Markings and grade stamps, foot prints, dirt, etc shall be removed from the exposed surfaces of the deck planks, and other exposed surfaces of the float.
4. DECKING for the Swim float shall be TimberTech Advanced PVC Decking. MAX boards in a light gray color. The boards shall be 1.5” x 5.5” and fastened with two concealed fasteners for each stringer. Color shall be selected by Owner from standard colors. Provide samples if requested.’
Follow the manufarures installation instruction and used Timbertech approved fasteners made with 316 stainless steel.
- Substitution of decking with another brand and style shall not be allowed except with Owner’s prioir approval. Substitutions must be submitted with justification and comparison of performance, and must provide a benefit to the Owner.
5. FASTENERS AND HARDWARE
a. All hardware and fasteners shall be hot dipped galvanized or stainless steel.
- b. Steel bolts, nuts and washers shall be ASTM A307 hot dipped galvanized. All washers shall be not less than 1/4” thick
- c. Deck and skirt boards shall be fastened with Type 316 Stainless Steel torx screws.
- d. Remove and round all edges and sharp components that may be encountered by swimmers using the float.
- e. All Steel parts and components ASTM A36 or better. Welds E70XX. Hot dipped galvanized after fabrication.
- f. Hardware shown is generally available from Hamilton Marine, Great Northern Docks, Custom Float Services, and American Muscle Docks.
- g. Contractor may provide their own fabrications of equivalent design. and materials. Fabricated steel parts are to be cut, welded, ground and cleaned of all sharp edges and weld spatter, then hot dipped galvanized after fabrication. Cold Galvanize is not acceptable.



GANGWAY LANDING DETAIL

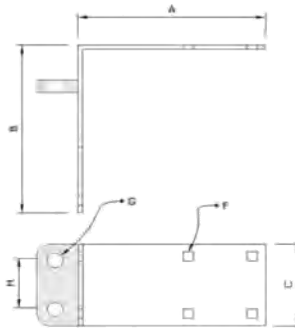
	NO.	REVISION	DATE	DESIGNED BY	NORTHPORT VILLAGE CORPOTAION Bayside Pier Floats, Northport, Maine.	
				DRAWN BY STR		
				DATE REVISED 10-22-2025	SWIM FLOAT SPECIFICATIONS and GANGWAY LANDING	
				PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924	S7 REV. 1

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[Gallery](#) [Resources](#) [Contact](#)



Docks Ramps Hardware Floats Accessories Fabrication



#WD-NAMD

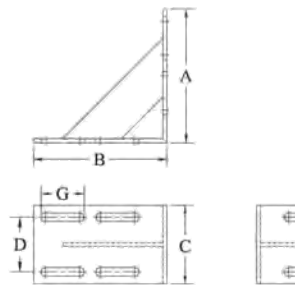
A: 10-1/4"
B: 10-1/4"
C: 5"
D: 3-1/2"
E: 3-1/2"
F: 9/16"
G: 7/8"
H: 3"

Non-Articulating Double Pin Corner Male
WD-NAMD
\$32.50
Construct rigid, non-articulating hinges for your dock or other structures with Double Pin Corner Male connector. Featuring two pre-drilled holes for simple attachment, this connector ensures a stable and fixed connection point. The are also pre-drilled to accommodate a standard 3/4" pin or bolt for added strength.
Weight: 9.25 LBS.
Sold individually.

- 1 -

Add To Cart - \$32.50

[Docks](#) [Ramps](#) [Hardware](#) [Floats](#) [Accessories](#) [Fabrication](#)



Inside Corner
WD-IN
\$18.50
Reinforced Dock Inside Corner WD-IN Inside Corner connects internal reinforcement for your outside corner hardware, it minimizes dock racking and warping.
Weighting 8 lbs each and sold individually.

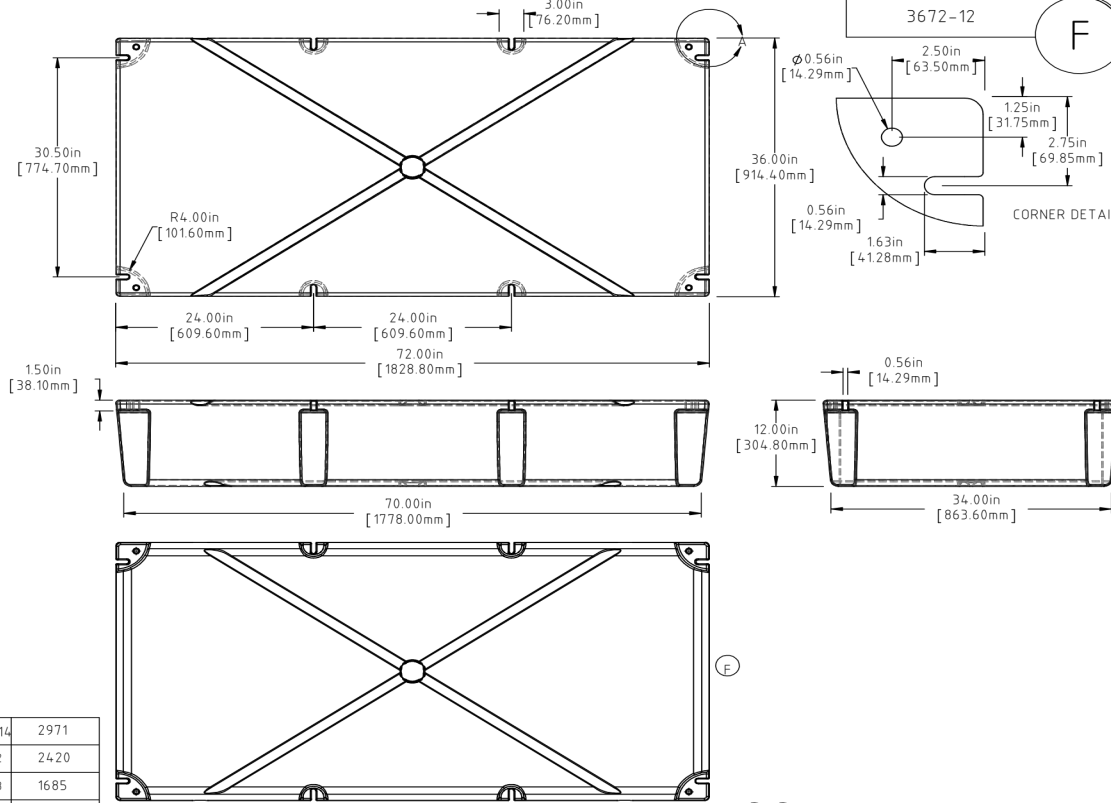
A: 8.5"
B: 8.5"
C: 5"
D: 3.5"
E: 3.5"
F: 9/16"
G: 2.75"

- 1 -

Add To Cart - \$18.50



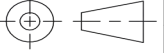
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3672-12
F
NOTE: BUOYANCY 999.00 LBS.(453.14 KG.)

F	BOTTOM/SIDE VIEWS ADDED TO PRINT.	ADH 12/4/14	2971
E	62 LBS WAS 60 LBS, 999 LBS WAS 980 LBS	ADH 6/22/12	2420
D	METRIC DIMENSIONS ADDED	ADH 6/17/08	1685
C	ADD BUOYANCY NOTE	GWC 1/9/07	
C	CHANGE WEIGHT FF WAS 68	GWC 1/9/07	
B	NEW DIM	1/4/95	
A	CHANGE WEIGHTS	1/4/95	
REV	DESCRIPTION	BY / DATE	CCN

ALL DIMENSIONS ARE IN DECIMAL INCHES
TOLERANCES UNLESS OTHERWISE SPECIFIED
POLYETHYLENE
±1% @ 68°F
METAL
DECIMAL ± .125"
FRACTION ± 1/4"
ANGLE ± 1°



THIRD ANGLE PROJECTION
ANSI 14.5M

DRAWN / DATE
DEAN 10/19/93

APPROD / DATE
ADH 11/5/07

MATERIAL
POLYETHYLENE

SHOT WEIGHT:
43 LBS.(19.50 KG.)
SHIPPING WEIGHT:
SEE NOTES
FINISH:
SEE NOTES

NOTES
1.) AF 43 LBS.(19.50 KG.)
2.) FF 62 LBS.(28.12 KG.)
3.) 0.150in (3.81mm) NOM. WALL



Den Hartog INDUSTRIES, INC.
Ace Rotomold Injection Molding Blow Molding Squeeze
4010 HOSPERS DRIVE S. BOX 425, HOSPERS, IOWA 51238-0425

DESCRIPTION
36 X 72 X 12 FLOAT

SCALE
N.S.

PART NO.
3672-12



4 Step Floating Dock Lift Ladder with 3-1/2" Wide Steps
Item #: L-A1-FDL4Wb
Finish: Mill Finish
Tread Depth: 3-1/2"
Maximum Reach: 36"
Weight Capacity: 500 lbs
Learn More
Typically Ships in 1 to 3 Business Days

Add To Cart

\$332.99



5 Step Floating Dock Lift Ladder with 3-1/2" Wide Steps
Item #: L-A1-FDL5Wb
Finish: Mill Finish
Tread Depth: 3-1/2"
Maximum Reach: 48"
Weight Capacity: 500 lbs
Learn More
In Stock

Add To Cart

\$350.99

DOCKLADDERS.NET

https://dockladders.net/ladders/floating-dock-lift-ladders-wide.html



ORDER DIRECT: 800-639-2715
FIND IT HERE...

[Shop eStore](#) [Catalog](#) [My Cart](#) [My Account](#)

HOME SHOP CATEGORIES CURRENT ADS BRANDS SALE CLEARANCE NEW LOCATIONS & HOURS CAREERS CONTACT

Departments - DOCK STIFFENER PLATE 90 5 3/16" x 3 3/16"

MENU
Login
Forgot Password/Username?
Check eMail Card Balance
DEPARTMENTS
Search
Shop
Sale Items
Clearance
Manufacturer Rebates



DOCK STIFFENER PLATE 90 5 3/16" x 3 3/16"
no reviews for this product. Login to place a review.
\$16.29 / EA
ENTER QUANTITY

Add To Cart

Availability: In Stock

DESCRIPTION
Brand: Great Northern Docks
Part Number: GND-654614
HM Order #: 115530



PRODUCTS SHOWN ON THIS PAGE ARE FOR INFORMATION FOR BIDDERS BUT ARE NOT AN ENDORSEMENT OF A SPECIFIC SUPPLIER THAT MUST BE USED. SOME OF THESE PRODUCTS ARE AVAILABLE FROM MULTIPLE RETAILERS. THERE MAY BE SIMILAR PRODUCTS THAT WOULD BE ACCEPTABLE TO THE OWNER IF A REQUEST FOR A SUBSTITUTION IS MADE PRIOR TO THE BID.

NO.	REVISION	DATE	DESIGNED BY STR	NORTHPORT VILLAGE CORPORATION 813 SHORE ROAD, NORTHPORT ME 04849
			DRAWN BY STR	
			DATE REVISED 10-22-2025	SWIM FLOAT REPLACEMENT INFO ON SPECIFIED PRODUCTS
			Pinnacle Hill ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924 S8 REV. 1

NVC SWIM FLOAT

Item No.	Name	Lumber	Pressure Treatment	Qty	Nominal Size	Approximate Length (ft) (Do not use for cutting)
1	Decking	PVC	NA	294	1.5x5.5"	various
2	Stringers	No.2 So Pine	UC5A CCA 2.50	17	4x6	12.0
3	Float Drum Supports	No.2 So Pine	UC5A CCA 2.50	6	2x6	24.0
4	Skirt Frame Sides	No.2 So Pine	UC5A CCA 2.50	2	3x12	24.0
5	Skirt Frame Ends	No.2 So Pine	UC5A CCA 2.50	2	2x12	12.25
6	Skid Frame Sides	No.2 So Pine	UC5A CCA 2.50	2	2x8	24.0
7	Diagonal Braces	No.2 So Pine	UC5A CCA 2.50	12	2x6	5.0
8	Skid	No.2 So Pine	UC5A CCA 2.50	2	4x8	24.0
9	Vertical Posts	No.2 So Pine	UC5A CCA 2.50	10	4x6	2.5
10	Truss CornerPosts	No.2 So Pine	UC5A CCA 2.50	4	6x6	2.5
11	Lower Cross Beams	No.2 So Pine	UC5A CCA 2.50	4	4x6	12.0
12	Gangway Landing cross pc	No 1 So Pine	non-CCA UC4C	1	4x4	4.0
13	Gangway llanding side pcs	No 1 So Pine	non-CCA UC4C	2	4x4	6.5

Note: This list is provided for Contractor convenience but must be checked by the user. No warranty of completeness or accuracy is given.

HARDWARE AND ACCESSORIES

16	Inside Corner	Great Northern Docks Fabricated corner GND-6H411 (Hamilton Marine #115527), Custom Floats DH-IN, or American Muscle WD-IN, or equal	4	each	see website
17	Stiffener Plate	Great Northern Docks GND-6H414 (Hamilton Marine #115530), or equal	38	each	see website
18	Exterior Corner	American Muscle WD-NAMD, or equal	4	each	see website
19	Gangway Landing Floor	Aluminum 3/8" plate, sandblasted or metallized	23	sq. ft	3/8" Plate
20	Gangway Landing Side rails	Aluminum L3.5x3.5x3/8 x 72"	2	each	see plan
21	Gangway Chain Eye	Crosby G-277 5/8"x6" HDG Shoulder Eyebolt,	2	each	one for each part 19 on lowest bolt
22	Zinc Cap Nuts	1/2" UNC thread	24	each	

Fasteners	Quantities to be determined by Contractor
All bolts hot dip galvanized. Lengths as required to complete the assembly.	
Minimum diameter of bolts and lag screw 1/2"	
All washers 1/4" minimum thickness	
Attach bumpers with type 316 SS #12 oval head screws and finish washers	
Decking fasteners shall be concealed type approved by the decking manufacturer.	
Skirt Boards shall be fastened with Type 316 Stainless Steel Simpson Model Number DCU234MB316	

NO.	REVISION	DATE	DESIGNED BY STR	NORTHPORT VILLAGE CORPORATION 813 SHORE ROAD, NORTHPORT ME 04849
			DRAWN BY STR	
				SWIM FLOAT REPLACEMENT BILL OF MATERIALS
			DATE REVISED 10-22-2025	
			PINNACLE HILL ENGINEERING 33 Pinnacle Road Canaan, ME 04924 PinnacleHillEngineering@gmail.com	
			S9 REV. 1	

Some thoughts regarding beautifying the NVC Wastewater Treatment Plant building

By John Woolsey, Parks and Trees Committee member, 10/10/25

INTRODUCTION

The Wastewater Treatment Plant Building, which was added to the treatment plant during the rebuild of the seawall and causeway, occupies a prominent position on Bayside's waterfront, between the NYC (yacht club) and the wharf, and area that is already beautified by the dinghy garden, and Ned Lightner's Children's Garden. It is, therefore, a visual focal point on our waterfront.

Though this structure is a working building whose design follows from its important functions, a number of members of the community have commented that there are aspects of it that are an eyesore and could be improved including:

1. The SW side of the building that includes unsightly utility meters and a generator on a bulky concrete base
2. The steps which were designed to be temporary for the construction and have not been replaced with permanent ones
3. The double doors which are painted an industrial gray
4. The building sits on a concrete foundation that projects 1–2' above ground level with no visual transition to the surrounding landscape

Some simple and relatively inexpensive remedies would alleviate these issues, and are proposed below. They reflect responses by the Parks and Trees Committee to citizen concerns and represent solutions that could be done during the 2026 season, permitting and financing permitting. A plan accompanies this document.

BUILDING IMPROVEMENTS

Some simple improvements to the building have been suggested in a drawing prepared by John Woolsey and presented to the NVC Overseers in August. A subsequent meeting with John W., Bill Paige and the wastewater superintendent reviewed these proposals on-site, where the following concerns were addressed:

1. The proposed fence surrounding the generator and meters should be designed with "barn doors" such that the entire side of the enclosure can be opened for maintenance and servicing

2. The temporary construction steps should be replaced with ones designed such that they can be removed during serious storms
3. There is only about 8" of soil depth in the areas where plantings are proposed. However, there would be no problems with installing raised beds, such that they will not impede any man-hole covers. They should be free-standing and not attached to the building foundation,
4. Plantings must allow access to a chemical service port to the left of the steps, a duplex electrical outlet on the same section of wall and a water-meter reading transponder on the NE face.
5. The only comment regarding painting the doors referred to a past comment (by whom?) that the materials and colors of the building were chosen to match the Yacht Club. It is proposed to paint the doors a more attractive color (Aqua blue?, sea-foam?) which would echo the many colorful, playful color schemes we see in our community. The white trim and naturally-weathered cedar shingles would remain.
6. A P&T Committee suggests the installation of a hose bib on the building to facilitate installation of an automated watering system for the raised beds detailed below.

Informal discussion with Jeffrey Wilt regarding the financing of these improvements suggests that there should be funds in either the current or next year's utilities budget to do the above improvements. Of course, this is contingent on approval of designs and getting construction bids. The P&T Committee strongly suggests seeking the input of Carlos Martinez Flores our resident architect and a near neighbor of the facility, regarding the designs. The building improvements would be the responsibility of the Utilities Committee, not the Parks and Trees Committee.

PLANTINGS

Planters and plantings and their maintenance would be the responsibility of the Parks and Trees Committee.

Three raised-bed planters are proposed which will soften the transition from the raised foundation walls and the surrounding lawn. All planters will be 9.5" deep and constructed such that the top edges are level (i.e., the bottom edges will slope away from the top as the ground level changes). Planters will be built by volunteers using 2" x 10" pressure-treated lumber, which should last for about 20 years.

1. A 3' x 3' planter on the NW side of the building to the left of the steps to accommodate a hydrangea cultivar that will thrive in partial shade (either "Blue Billows" (pale blue, mid-July-August, flower heads turning to pink and remaining on the shrub until fall

dormancy), or “Annabelle” (white, Mid-July–August, white flower heads turning green after blooming, into the fall). Both plants need little maintenance and bloom profusely.

2. A 8’8” long x 18” wide planter along the north-east side of the building, [planted with native daylilies and other shade-tolerant plants
3. A 8’2” long x 18” wide planter along the sunny SE side of the building to the left of the propane tank, to be planted with sun-loving perennials, up to 6’ tall such as heliopsis and rudbeckia or garden phlox.

Most, if not all, plants should be available gratis as divisions from Bayside gardeners, and chosen for low maintenance and reliable color. They will be watered by an auto-watering system attached to the proposed hose-bib. Watering will be for about 5 minutes per day early in the day to minimize evaporation and should use little water.

PERMITTING

The P&T Committee does not know what, if any permits may be required for these improvements. It does seem, however, that had the original plans for the structure included a design for permanent steps and an enclosing fence for the SW side of the building, that it would probably have been approved without comment.

Though the building is within shoreland zoning, no digging in the ground is proposed, plantings to be done in unattached raised beds. We do not know what regulations may apply.

Manhole
cover

Propane tank
on 3' x 3'
concrete pad

Raised bed planter
8'2" l x 18" w x 10" d

Raised bed planter
8'8" l x 18" w x 10" d

Wastewater treatment building
12'8" x 9'8"

New fence with "
barn" doors

Generator on
concrete base

Duplex electric outlet

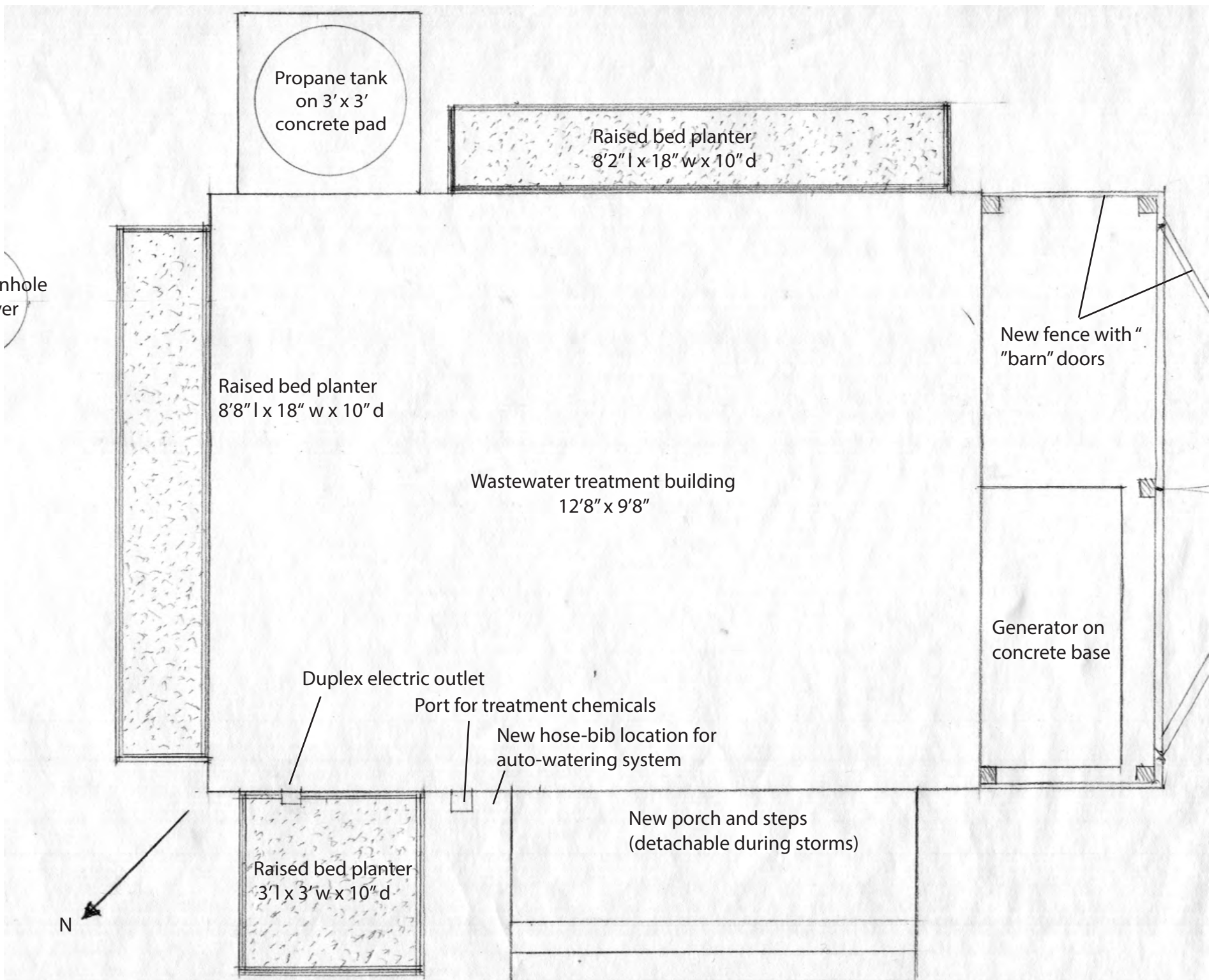
Port for treatment chemicals

New hose-bib location for
auto-watering system

New porch and steps
(detachable during storms)

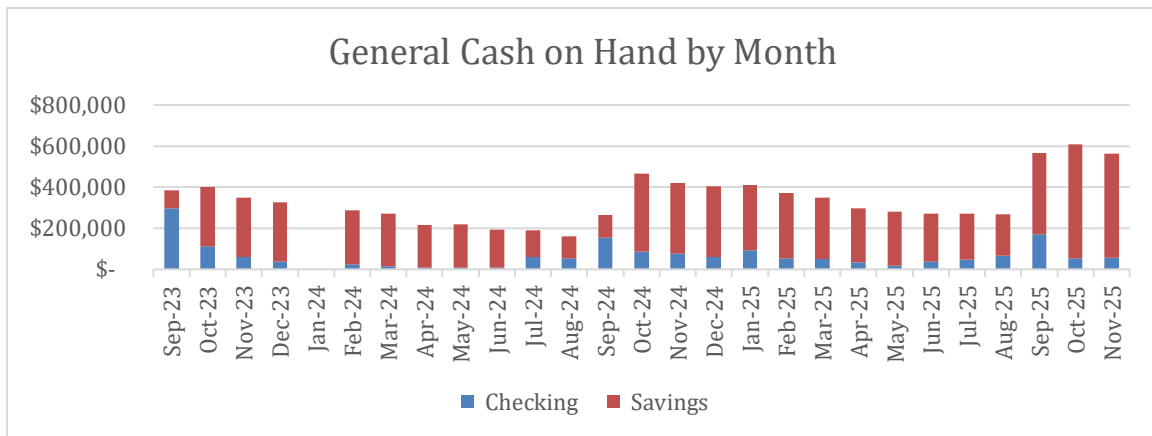
Raised bed planter
3'1 x 3' w x 10" d

N



Treasurer's Report 11/09/2025

- Warrants, Financial Reports, Bank Statements
 - Provided by Office Manager:
 - October Warrants, 2025 Budget vs Actuals and current Journal Entry Reports
 - Bank Statement – available in the office after the 15th.
- Statement of Financial Position
 - For FY 2024 reflects the results of the 2024 audit
 - For 2025 reports are through November 6, 2025.
- Utilities 2026 Budgets
 - Attended the October Utilities meeting with Finance Manager Becky Gatcoub. Reviewed 2026 Water and Sewer budgets and identified updates.
- Finance Manager
 - Becky Gatcoub has resigned as Finance Manager after accepting a new position with her full-time employer.
- Cash On Hand
 - General Cash on Hand by Month graph shows the historical trend of cash on hand for General.
 - Majority of General's revenue is received in September and October reflecting the yearly tax collection.



Northport Village Corporation
Village Agent Report
November 9, 2025 Board of Overseers Meeting

Recent activities

- Swim float: Working with our marine engineer on plans for a new swim float and related bid documents to solicit bids for building the new float.
- MMA Risk Management repair list: all identified repairs on the lab/water storage shed have been completed. The contractor is working on an estimate for the Community Hall upstairs back entrance steps and ramp.
- Repaired leaky summer water service lines to several cottages on south side of Auditorium Park: Project required digging up the public pathway between 5 Park Row and 7 Park Row. The old lines were overdue for replacement. The wooden steps at the top of the path were replaced. Added 3 more steps down the path to step down to ground level and added drainage to drain water away from 7 Park Row's foundation. The pathway is currently covered with crushed stone. The steps are filled with crushed stone and will remain crushed stone for drainage purposes. In the spring, the lower path will be paved. The narrowness of the path between the two houses required renting special equipment that would fit in the work area.

Wharf and floats

- Wharf: Working with Scott Munroe to finish piling repairs (a small, nuisance job for most contractors). Scott Munroe is looking into ways to implement the marine engineer's recommendation to paint the fender pilings to protect the fiberglass. This is not a structural issue. It probably will require annual painting. The fender pilings fend off objects in the water from hitting structural elements of the dock. Someone removed a bolt that secured a piling and left the bolt on the deck and the piling leaning. Another piling is tied to the dock. The current fixes are temporary, and repairs are needed in the spring. Scott is also looking into repairing these pilings. I have no news from him to report.
- Boat float: A boat float skid will need to be repaired in the spring.

Utilities

- Fixing leaky water service line.
- Cleaned out dead trees behind the lab/garage area used by the yacht club for sailing school boats storage. Leveled the area with fill from the Pleasant Street project. Gordon Fuller has requested permission for the filled area to be covered with gravel at the Yacht Club request. Recommend approving the request.
- Total of 3 new sewer connections approved this fall. All 3 sewer connections to the property lines have been installed. Two will be added to the "ready-to-serve" customer billing list. The third is a regular connection.
- Ongoing seasonal water service disconnections and working with property owners' plumbers. More than the usual number of people wanted to keep their water on into November.

- Working on reading meters for the next billing cycle.
- Weekly trips to the lab in Wiscasset.
- Sewer maintenance work and Dig Safe requests are still ongoing.

Roads

- Working with our lawn/grounds contractor on extra parks and road clean up. The trimmed back brush and small trees in the road right-of-way.
- Weather permitting, the lawn/grounds contractor will start cleaning leaves out of the ditches which helps with storm run-off.
- Property owner complaints about water runoff from village roads: Whenever I have an opportunity, I advise property owners building new structures or doing major remodels to build their foundations higher than the crest of the road grade to avoid flooding. Property owners who ignore this advice then complain that runoff from the road floods their property and they want the village to do something about it.

Miscellaneous

- I continue to talk or meet with Town Administrator James Kossuth on a regular basis about items that impact the village.
- I continue to field calls from private contractors working throughout the Village on current and planned projects in the Village, and deal with various villagers with issues they want addressed.
- My cell phone is also my personal phone. **If you have my number, do not give it out to anyone. The Village office phone is the right number to use for Village business.**

Village project/needs with future budget implications

- Sander: We are planning to replace sander in 3 years.
- Community Hall: We are missing some of our wood/metal tables and a couple of plastic tables have been “donated.” Our tables are really showing age and wear and need to be replaced.
- MMA Risk Management recommendations: I continue to get estimates and schedule work that can be accommodated in the current budget.
- Roads/storm drainage: Area in front of mailboxes at Merithew Square to North Ave and down North Ave to the new hot top needs to be hot-topped, and another storm added. The project needs to be engineered to decide how to handle storm runoff. Lower Clinton Avenue from Merithew Square down needs curbing or storm drain to handle water that is currently washing out the embankment at the bottom of the street. This project is related to the potential Auditorium Park shoreline stabilization project. The Town applied for a grant to study storm water drainage issues throughout the Town, and this area is part of the proposed study.

Submitted by
William Paige, Village Agent



Office Manager's Report
November 9, 2025
For October 2025

The holiday season is sneaking up on us! I wanted to let everyone know that the Office will be closed the week of Thanksgiving (November 24th-28th) and the last 2 weeks of the year (December 22-January 2nd).

The office will reopen on January 5th, 2026.

Utility Bills should be going out next week, so keep an eye out for them. If you don't receive yours in the first week of December, you are welcome to call the office and I can assist you. You can find the links to pay on our website, but I will add them here as well:

For Sewer Payments: <https://apps1.web.maine.gov/cgi-bin/ePayment/online/disclaimer?sid=2230>

For Water payments: <https://apps1.web.maine.gov/cgi-bin/ePayment/online/disclaimer?sid=2232>

There is a 2.5% fee to use the credit card service. This fee goes directly to the card servicer, NVC does not collect or control this fee.

A reminder that the office also accepts checks - but we do not accept cash.

Trish Parker

Office Manager

Northport Village Corporation

Attached to this report:

Bank Account balances printout

Budget vs Actual Reports for each Department

General Gov't Checking *2618

Current Balance\$56,125.19

Wastewater Checking *2620

Current Balance\$37,223.86

Water Checking *3143

Current Balance\$24,931.44

BUSINESS COMPLETE *9504

Current Balance\$1,000.00

BUSINESS COMPLETE *1771

Current Balance\$17,643.83

General Gov't Money Market *4006

Interest \$37.30

Current Balance\$11,806.90

Wastewater Sav - ICS B *4739

Interest \$228.92

Current Balance**\$46,835.41

Water Sav - ICS B *4747

Interest \$412.42

Current Balance**\$122,995.44

General Gov't Sav - ICS B *9857

Interest \$1631.21

Current Balance**\$507,133.97

Total Deposit Accounts\$825,696.04

Northport Village Corporation - General

General Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4100 General Government Revenue			
4200 General Operating Revenue			
4216 2025 RE Tax Revenue		509,727.00	
4220 Town of Northport Revenue	33,000.00	30,000.00	110.00 %
4240 Watercraft Registration Revenue	3,860.00	3,770.00	102.39 %
Total 4200 General Operating Revenue	36,860.00	543,497.00	6.78 %
4300 General Non-operating Revenue			
4310 Interest Income	8,203.02	4,000.00	205.08 %
4320 Community Hall Rentals	950.00	750.00	126.67 %
4340 Miscellaneous Revenue	1,934.50		
Total 4300 General Non-operating Revenue	11,087.52	4,750.00	233.42 %
Total 4100 General Government Revenue	47,947.52	548,247.00	8.75 %
Total Revenue	\$47,947.52	\$548,247.00	8.75 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor	369.00		
6020 Contracted Services			
6021 Mowing and Trimming Service	8,957.15	12,550.00	71.37 %
6022 Trash Collection	18,000.00	24,000.00	75.00 %
Total 6020 Contracted Services	26,957.15	36,550.00	73.75 %
6036 Bookkeeping	8,035.22	8,840.00	90.90 %
Total 6000 1099 Contractors	35,361.37	45,390.00	77.91 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6052 Cruiser Fuel		1,600.00	
6053 Truck Fuel	734.70	2,000.00	36.74 %
Total 6051 Auto Fuel Expense	734.70	3,600.00	20.41 %
6055 Auto Repairs & Maintenance			
6056 Cruiser Maintenance		3,520.00	
6057 Truck Maintenance	10,818.63	4,000.00	270.47 %
Total 6055 Auto Repairs & Maintenance	10,818.63	7,520.00	143.86 %
6059 Accrue for Truck Replacement		16,350.00	
Total 6050 Auto Expenses	11,553.33	27,470.00	42.06 %
6065 Community Events		600.00	
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	1,541.93	4,000.00	38.55 %
6077 Income Protection Plan	547.00	700.00	78.14 %
Total 6075 Employee Benefits	2,088.93	4,700.00	44.45 %
6080 Employees Salaries & Wages			

Northport Village Corporation - General

General Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6083 Lifeguard Wages	8,271.78	11,200.00	73.86 %
6084 Office Personnel Wages	16,548.75	18,033.00	91.77 %
6084.50 Finance Manager	191.25	7,947.50	2.41 %
6085 Police Wages		10,100.00	
6088 Village Agent Wages	31,600.40	32,450.00	97.38 %
6088.50 Village Agent Assistant	1,593.75	5,200.00	30.65 %
6089 Village Official Wages		650.00	
6090 Winter Road Wages	6,355.21	10,140.00	62.67 %
Total 6080 Employees Salaries & Wages	64,561.14	95,720.50	67.45 %
6095 Payroll Processing Fees	1,032.50	2,200.00	46.93 %
6096 Payroll Tax Expense	5,568.87	6,800.00	81.90 %
Total 6070 Employee Wages & Benefits	73,251.44	109,420.50	66.94 %
6150 Information & Notices	1,878.02	3,250.00	57.79 %
6160 Insurance			
6161 Property & Casualty Insurance	2,714.78	6,250.00	43.44 %
6162 Workers Comp insurance	-643.00	5,500.00	-11.69 %
Total 6160 Insurance	2,071.78	11,750.00	17.63 %
6190 Legal & Professional Services	2,040.50		
6191 Auditing Services	22,658.73	9,000.00	251.76 %
6192 Engineering Fees	2,000.20	10,000.00	20.00 %
6193 Legal Fees		10,000.00	
Total 6190 Legal & Professional Services	26,699.43	29,000.00	92.07 %
6240 Membership Dues	241.40	750.00	32.19 %
6260 Office Supplies	1,874.91	5,000.00	37.50 %
6285 Postage	201.58	500.00	40.32 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	3,626.60	8,000.00	45.33 %
6332 Cleaning	688.50	2,000.00	34.43 %
6333 Grounds General Maintenance	1,337.07	18,000.00	7.43 %
6334 Road Maintenance	39,405.02	51,850.00	76.00 %
6336 Tree Maintenance	1,225.00	10,800.00	11.34 %
6337 Wharf & Floats Maintenance	4,571.75	41,000.00	11.15 %
6342 General Repairs & Maintenance		4,100.00	
6343 Library Operations & Maintenance		500.00	
Total 6330 Repairs & Maintenance	50,853.94	136,250.00	37.32 %
6344 Safety Committee Operations		150.00	
6345 Software	2,033.58	5,000.00	40.67 %
6360 Tax Collection Fees	11,603.90	10,100.00	114.89 %
6370 Training			
6371 Police Training		500.00	
Total 6370 Training		500.00	
6390 Uniforms, Equipment, & Supplies	94.55		

Northport Village Corporation - General

General Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6391 Lifeguard - Uniforms, Equipment, & Supplies	698.29	750.00	93.11 %
6392 Police - Uniforms, Equipment, & Supplies	156.00	1,000.00	15.60 %
Total 6390 Uniforms, Equipment, & Supplies	948.84	1,750.00	54.22 %
6400 Utilities			
6401 Electricity Expense	925.03	1,200.00	77.09 %
6402 Oil/Propane	684.46	1,000.00	68.45 %
6403 Fire Remediation	4,285.68	6,429.00	66.66 %
6405 Street Lights	5,376.07	8,000.00	67.20 %
6406 Telephone & Internet Expenses	467.28	600.00	77.88 %
6407 Water & Sewer	2,407.44	3,200.00	75.23 %
Total 6400 Utilities	14,145.96	20,429.00	69.24 %
6800 Bond Expenses			
6816 2013 MMBB Refinance Bond Principal	6,067.08	6,067.08	100.00 %
6817 2013 MMBB Refinance Bond Interest	2,731.32	1,365.66	200.00 %
6818 2015 BHBT Bond Principal		21,664.31	
6819 2015 BHBT Bond Interest		428.46	
6820 2021 MMBB Bond Principal	45,019.90	45,019.90	100.00 %
6821 2021 MMBB Bond Interest	38,014.86	38,014.86	100.00 %
Total 6800 Bond Expenses	91,833.16	112,560.27	81.59 %
Total Expenditures	\$324,552.64	\$519,869.77	62.43 %
NET OPERATING REVENUE	\$ -276,605.12	\$28,377.23	-974.74 %
Other Expenditures			
7100 Contingency Expenses		28,377.23	
Total Other Expenditures	\$0.00	\$28,377.23	0.00%
NET OTHER REVENUE	\$0.00	\$ -28,377.23	0.00 %
NET REVENUE	\$ -276,605.12	\$0.00	0.00%

NVC- WATER

Water Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4100 Water Revenue			
4200 Water Operating Revenue			
4210 Water Sales	140,042.36	161,000.00	86.98 %
4220 Rate Increase		42,665.00	
4230 Water Service Fee Revenue	600.00	8,000.00	7.50 %
4240 Hydrant Rental Revenue		6,279.00	
Total 4200 Water Operating Revenue	140,642.36	217,944.00	64.53 %
4300 Water Non-operating Revenue			
4310 Interest Income	3,488.79	3,000.00	116.29 %
4320 Interest on Loan Receivable Sewer		2,798.32	
4340 Miscellaneous Revenue	313.16		
Total 4300 Water Non-operating Revenue	3,801.95	5,798.32	65.57 %
Total 4100 Water Revenue	144,444.31	223,742.32	64.56 %
Total Revenue	\$144,444.31	\$223,742.32	64.56 %
Cost of Goods Sold			
5000 Cost of Goods Sold			
5100 Water Purchases	26,865.44	31,590.00	85.04 %
Total 5000 Cost of Goods Sold	26,865.44	31,590.00	85.04 %
Total Cost of Goods Sold	\$26,865.44	\$31,590.00	85.04 %
GROSS PROFIT	\$117,578.87	\$192,152.32	61.19 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor		3,000.00	
6036 Bookkeeping	7,798.89	8,840.00	88.22 %
6047 Water Utilities Superintendent	18,280.62	19,540.00	93.55 %
Total 6000 1099 Contractors	26,079.51	31,380.00	83.11 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6053 Truck Fuel	413.82	1,000.00	41.38 %
Total 6051 Auto Fuel Expense	413.82	1,000.00	41.38 %
6055 Auto Repairs & Maintenance			
6057 Truck Maintenance	997.32	1,000.00	99.73 %
Total 6055 Auto Repairs & Maintenance	997.32	1,000.00	99.73 %
Total 6050 Auto Expenses	1,411.14	2,000.00	70.56 %
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	622.24	4,000.00	15.56 %
6077 Income Protection Plan	530.91	1,000.00	53.09 %
Total 6075 Employee Benefits	1,153.15	5,000.00	23.06 %
6080 Employees Salaries & Wages			

NVC- WATER

Water Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6082 Distribution Officer Wages	25,096.76	40,000.00	62.74 %
6082.5 Assistant DO Wages	325.00	7,500.00	4.33 %
6084 Office Personnel Wages	16,062.03	18,100.00	88.74 %
6084.50 Finance Manager	185.63	5,148.00	3.61 %
6087 Utility Billing Wages	3,181.01	5,000.00	63.62 %
Total 6080 Employees Salaries & Wages	44,850.43	75,748.00	59.21 %
6095 Payroll Processing Fees	516.25	1,100.00	46.93 %
6096 Payroll Tax Expense	3,596.32	5,415.00	66.41 %
Total 6070 Employee Wages & Benefits	50,116.15	87,263.00	57.43 %
6150 Information & Notices	181.18		
6160 Insurance Paid			
6161 Property & Casualty Insurance	574.11	1,650.00	34.79 %
6162 Workers Comp Insurance		1,000.00	
Total 6160 Insurance Paid	574.11	2,650.00	21.66 %
6190 Legal & Professional Services			
6191 Auditing Services	26,799.95	11,000.00	243.64 %
Total 6190 Legal & Professional Services	26,799.95	11,000.00	243.64 %
6210 Licenses, Permits, & Fees		1,800.00	
6240 Membership Dues	234.30	300.00	78.10 %
6260 Office Supplies	1,588.79	1,700.00	93.46 %
6285 Postage	466.36	1,500.00	31.09 %
6305 Regulatory Fees	1,125.00	900.00	125.00 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	275.88	500.00	55.18 %
6332 Cleaning	668.25	850.00	78.62 %
6342 General Repairs & Maintenance	5,636.02	5,000.00	112.72 %
Total 6330 Repairs & Maintenance	6,580.15	6,350.00	103.62 %
6345 Software	3,121.89	5,000.00	62.44 %
6350 Supplies	4,423.83	5,000.00	88.48 %
6400 Utilities			
6401 Electricity Expense	3,941.52	4,000.00	98.54 %
6402 Oil/Propane	664.33	600.00	110.72 %
6406 Telephone & Internet Expenses	524.46	600.00	87.41 %
6407 Water & Sewer	1,022.06	1,200.00	85.17 %
Total 6400 Utilities	6,152.37	6,400.00	96.13 %
6500 Water Testing	783.00	800.00	97.88 %
6700 Reserve Accrual - Loan from Sewer Interest		2,798.32	
6800 Bond Expenses			
6816 2013 MMBB Refinance Bond Principal	22,245.97	22,245.97	100.00 %
6817 2013 MMBB Refinance Bond Interest	10,014.88	5,007.44	200.00 %
Total 6800 Bond Expenses	32,260.85	27,253.41	118.37 %
Total Expenditures	\$161,898.58	\$194,094.73	83.41 %

NVC- WATER

Water Jan-Sept 2025 Budget vs Actual

January - December 2025

	ACTUAL	TOTAL	
		BUDGET	% OF BUDGET
NET OPERATING REVENUE	\$ -44,319.71	\$ -1,942.41	2,281.69 %
Other Expenditures			
7100 Contingency Expenses		5,911.00	
Total Other Expenditures	\$0.00	\$5,911.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -5,911.00	0.00 %
NET REVENUE	\$ -44,319.71	\$ -7,853.41	564.34 %

NVC- Sewer

Sewer Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4000 Revenue			
4400 Sewer Operating Revenue			
4410 Sewer Fees	215,086.00	316,050.00	68.05 %
Total 4400 Sewer Operating Revenue	215,086.00	316,050.00	68.05 %
4600 Sewer Non-operating Revenue			
4610 Interest Income	1,804.33	2,000.00	90.22 %
4620 Grants	4,812.92	45,000.00	10.70 %
4630 Miscellaneous Revenue	80.00		
Total 4600 Sewer Non-operating Revenue	6,697.25	47,000.00	14.25 %
Total 4000 Revenue	221,783.25	363,050.00	61.09 %
Total Revenue	\$221,783.25	\$363,050.00	61.09 %
GROSS PROFIT	\$221,783.25	\$363,050.00	61.09 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor		2,000.00	
6036 Bookkeeping	7,798.89	8,840.00	88.22 %
6047 Sewer Utilities Superintendent	22,426.16	28,060.00	79.92 %
Total 6000 1099 Contractors	30,225.05	38,900.00	77.70 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6053 Truck Fuel	413.81	1,000.00	41.38 %
Total 6051 Auto Fuel Expense	413.81	1,000.00	41.38 %
6055 Auto Repairs & Maintenance			
6057 Truck Maintenance	956.41	1,000.00	95.64 %
Total 6055 Auto Repairs & Maintenance	956.41	1,000.00	95.64 %
6059 Accrue for Truck Replacement		2,000.00	
Total 6050 Auto Expenses	1,370.22	4,000.00	34.26 %
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	803.94	4,000.00	20.10 %
6077 Income Protection Plan	918.62	1,508.00	60.92 %
Total 6075 Employee Benefits	1,722.56	5,508.00	31.27 %
6080 Employees Salaries & Wages			
6081 Collection System Operator	12,914.60	10,400.00	124.18 %
6081.5 Assistant CSO	312.50	5,000.00	6.25 %
6084 Office Personnel Wages	16,062.02	18,100.00	88.74 %
6084.5 Finance Manager	185.63	5,150.00	3.60 %
6086 Treatment Plant Operator	26,617.94	34,500.00	77.15 %
6087 Utility Billing Wages	3,181.07	5,000.00	63.62 %
Total 6080 Employees Salaries & Wages	59,273.76	78,150.00	75.85 %

NVC- Sewer

Sewer Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6095 Payroll Processing Fees	516.25	1,100.00	46.93 %
6096 Payroll Tax Expense	5,005.26	6,370.00	78.58 %
Total 6070 Employee Wages & Benefits	66,517.83	91,128.00	72.99 %
6150 Information & Notices	52.30		
6160 Insurance Paid			
6161 Property & Casualty Insurance	1,749.61	2,500.00	69.98 %
6162 Workers Comp Insurance		1,300.00	
Total 6160 Insurance Paid	1,749.61	3,800.00	46.04 %
6170 Interest	1,850.66		
6190 Legal & Professional Services			
6191 Auditing Services	23,265.28	9,000.00	258.50 %
6192 Engineering Fees	9,625.85	45,000.00	21.39 %
Total 6190 Legal & Professional Services	32,891.13	54,000.00	60.91 %
6210 Licenses, Permits, & Fees	67.56	2,500.00	2.70 %
6240 Membership Dues	234.30	300.00	78.10 %
6260 Office Supplies	1,566.05	1,700.00	92.12 %
6285 Postage	466.35	1,500.00	31.09 %
6305 Regulatory Fees	1,293.84	1,500.00	86.26 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	275.88	500.00	55.18 %
6332 Cleaning	668.25	850.00	78.62 %
6335 Sludge Removal	32,610.00	50,000.00	65.22 %
6337 Wharf & Floats Maintenance		2,500.00	
6342 General Repairs & Maintenance	24,522.34	17,000.00	144.25 %
Total 6330 Repairs & Maintenance	58,076.47	70,850.00	81.97 %
6345 Software	1,871.78	5,000.00	37.44 %
6350 Supplies & Chemicals	8,131.82	12,000.00	67.77 %
6400 Utilities			
6401 Electricity Expense	3,574.24	5,300.00	67.44 %
6402 Oil	664.33	600.00	110.72 %
6403 Hydrant Rental	99.67	150.00	66.45 %
6404 Propane		500.00	
6406 Telephone & Internet Expenses	524.46	1,200.00	43.71 %
6407 Water & Sewer	1,022.06	1,600.00	63.88 %
Total 6400 Utilities	5,884.76	9,350.00	62.94 %
6500 Water Testing	4,887.25	7,600.00	64.31 %
6800 Bond Expenses			
6810 2008 MMBB Bond Principal	6,321.00	6,658.32	94.93 %
6811 2008 MMBB Bond Interest	1,068.40	534.20	200.00 %
6814 2012 MMBB Refinance Bond Principal	5,473.12	5,473.12	100.00 %
6815 2012 MMBB Refinance Bond Interest	2,039.88	2,039.88	100.00 %
6816 2013 BHBT Bond Principal	12,134.18	12,134.16	100.00 %

NVC- Sewer

Sewer Jan-Sept 2025 Budget vs Actual

January - December 2025

		TOTAL	
	ACTUAL	BUDGET	% OF BUDGET
6817 2013 BHBT Bond Interest	5,462.66	2,731.33	200.00 %
6821 Loan Payment to Water - Principal		18,037.84	
6822 Loan Payment to Water - Interest		2,798.32	
Total 6800 Bond Expenses	32,499.24	50,407.17	64.47 %
Total Expenditures	\$249,636.22	\$354,535.17	70.41 %
NET OPERATING REVENUE	\$ -27,852.97	\$8,514.83	-327.11 %
Other Expenditures			
7100 Contingency Expenses		4,054.00	
7300 Sewer Reserve Fund		7,200.00	
Total Other Expenditures	\$0.00	\$11,254.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -11,254.00	0.00 %
NET REVENUE	\$ -27,852.97	\$ -2,739.17	1,016.84 %