Northport Village Corporation
Established 1915

The NVC Utilities Committee will meet in a regularly scheduled monthly meeting on **Friday, October 16, 2026 at 2:30PM.** The meeting will be held in the Community Hall (downstairs) and online via Zoom. The public is invited to attend.

1. Welcome for public comments
2. Call to order
3. Approve Sept. 18, 2026 meeting minutes
4. 2027 Budget Development (Water and Wastewater depts.)
    a. General overview with NVC Treasurer
    b. Discuss potential uses of Restricted and Unrestricted reserves
    c. Review Water and Wastewater initial draft inputs; focus on expenditures
    d. WQSI contract addendum – affirm 2027 rates
    e. Plan for trustees' approval of utility budgets at Nov. 2026 meeting
5. Superintendent's Report:
    a. September 2026 monitoring data review
    b. Fire Protection – PUC Waiver approval
    c. Dirigo Engineering – Fiscal Sustainability Plan; Climate Adaptation Plan drafts
    d. Capacity Development grant (DHSS drinking water program) – plan forward
    e. NVC Water Dept. Terms & Conditions – continue updates at Nov. meeting
6. Village Agent Report– current key highlights/concerns related to utility systems
7. Financial Review:
    a. 2025 Audit – all inputs re. draft financial statements provided by Utilities; no outstanding actions
    b. July trimester billing - customer receivables status
    c. Year-to-date Actuals vs. Budget reports
    d. Sept. 2026 Warrants – approved (10/11/2026) expenditure totals
    e. Bank Account Balances
8. Other Matters
9. Adjourn

A Zoom link and supporting materials will be concurrently furnished to the Utilities trustees and the public prior to the meeting date. **If you wish to attend this virtually, please contact the NVC office in advance by telephone (207-338-0751) or by email (officemanager@nvcmaine.gov)** to be added to a list of verified attendees.

Requests must include your full 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 the Zoom link. This measure is taken to eliminate inappropriate interruptions by unauthorized Zoom participants.

Northport Village Corporation
Established 1915
813 Shore Road, Northport, Maine 04849

NVC Utilities Committee Meeting
Community Hall and Zoom Link
Friday, September 18, 2026

Utilities Trustees Present: Judy Metcalf (Zoom), Casey Brown (Zoom), Sharon McCullough (Zoom), Diana Eastty (in person).

Staff Present: Chuck Applebee, Utilities Superintendent (in person); Bill Paige, Distribution Officer and Collections Operator (in person); Alyssa Haywood, Office Manager (in person)

Others: David Crofoot, Emeritus (in person); Dan Webster, Community Member (Zoom); Rachel Rosa, Community Member (in person), John LoPiccolo, Community Member (Zoom)

In the planned absence of the Utilities Chair, Fred Lincoln, Utilities Trustee Judy Metcalf was asked to serve as Chair for this meeting only. Judy Metcalf called the meeting to order at 2:30p.m.

Community Comments: Dan Webster commented that he recalled marking up a copy of the current utilities terms and conditions. Judy Metcalf stated that she recalled this previously and would work to locate the file, and confirmed that there would be an opportunity for public input regarding the 2nd draft of terms and conditions.

Approve Minutes: Diana Eastty made a motion to approve the minutes from the August 21, 2026 Utilities Committee meeting as submitted in draft. Casey Brown seconded the motion. Sharon McCullough abstained from voting as she was not present at the August 2026 meeting. Remaining trustees voted unanimously to approve the minutes.

Agenda Additions: Judy Metcalf added agenda items regarding the light at the sewer treatment plant to the agenda following the Village Agent review.

Superintendents Report: Chuck Applebee discussed the details of our drinking water and waste water usage and testing graphs. Routine results, no violations. Chuck highlighted key areas, as detailed in his report graphs.

The final pumping of the septic tanks will be scheduled in October.

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Chuck Applebee deferred to Bill Paige to offer details regarding the history and plan for the water line leak at Ruggles Park by the Yacht Club. Diana Eastty asked for clarification on the timeline, and a discussion ensued regarding the recommendation given by Chuck Applebee to replace the entire line, in particular regard to the tight constraints of the budget. An update regarding the line condition and possible plan of action for repair will be provided at the October 2026 Utilities meeting.

Chuck Applebee informed the committee that Dirigo provided draft copies of reports for both the FSP and CAP programs, which have been made available to the committee electronically; additionally, he confirmed that the next round of redlining of the Utilities Terms and Conditions was completed and forwarded from Laurie at RCAP with highlighted areas of concern, in particular rate increases.

Chuck Applebee proposed an action item be taken by the committee regarding the 1.5% rate increase letter needing to be submitted to the PUC and sent to water customers. Sharon McCullough made a motion to authorize the draft letter to be submitted to the PUC, Diana Eastty seconded the motion, Casey Brown requested an electronic copy of the letter for review prior to final vote. Alyssa Haywood sent the draft letter electronically to the trustees, Casey Brown recommended edits, Judy Metcalf discussed edits and submitted a new draft with altered language to Chuck Applebee. Sharon McCullough modified the original motion to authorize the letter be edited to reflect the language as proposed by Judy Metcalf during the meeting, Diana Eastty seconded, approval unanimous.

Chuck Applebee proposed an action item be taken by the committee to authorize the signature of the trimestral rate increase and fire protection rate letter to be submitted to the PUC by the NVC President, Janae Novotny. Diana Eastty made a motion to approve the authorization to sign, Casey Brown seconded the motion, approval unanimous.

Chuck Applebee provided detail regarding his follow up with Icecream making best practices and the wastewater system; Chuck Applebee favorably reported no issue with the resident's use. The discussion returned to the topic of Terms and Conditions, and whether this would be included in the new version. Chuck confirmed the Terms and Conditions document serves the water department only; David Crofoot proposed a Sewer Terms and Conditions, and Judy Metcalf relayed that information would be in the Utilities Ordinance.

Rachel Rosa posed a question to Chuck Applebee regarding the Hydrant Rental budgeting and the Sewer to Water Loan, which was deferred to Alyssa Haywood. Alyssa Haywood answered that the Sewer to Water Loan would be paid in full at the end of next year; Rachel Rosa commented that perhaps that expense could be reallocated to assist with major line repairs discussed earlier in the same meeting.

Village Agent Report: Bill Paige noted the issue of the light over the door at the Treatment Plant Building being taped over, and the safety concern posed to staff, etc. Judy Metcalf made a

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motion to approve immediate removal of any obstacles to the use of the light, Diana Eastty seconded the motion, unanimous approval.

The committee discussed Bill Paige's concern regarding public access to the building and the key code; it was determined that Bill Paige will follow up with Fred Lincoln on his return to make a plan to address building access.

Bill discussed the outstanding sewer application for George Metcalf and recommended that the committee waive the application and take action; Judy Metcalf requested that the application be tabled and discussed in October when Fred was chairing the meeting, considering that she was chairing the meeting.

Bill reported that he is working with Fernie, the treatment plant operator, on monitoring the pump station recordings meter equipment for troubleshooting and identifying needs for possible upgrades. Bill Paige reminded the committee that Belfast Water District had a rate increase taking effect October 1, 2026.

Financial Review: Alyssa Haywood referred to the billings recap report and provided details for receivables and payables balances per Water and Sewer, noting the count of past due balances being down to only 5 accounts. The Budgets vs Actuals reports for both departments were provided; it was specifically noted that the Hydrant Rental Revenue line item needs to be corrected in QBO. It was also noted that the budget process is underway, but a draft was not yet ready for circulation. David Crofoot asked to please note and ensure we budget for 4 septic pump outs yearly; Alyssa Haywood noted accordingly.

FOAA: Judy Metcalf provided an update regarding the outstanding request for documentation per the email from Rachel Rosa that was received following the Overseers meeting in September 2026. Judy Metcalf confirmed the process and contact person for requests, namely President Janae Novotny, and detailed the obligations of parties involved in any given request. Rachel Rosa was invited to comment, and responded that she had no comments in regards to motivations and believes all but one document has been received; Rachel confirmed understanding of the appropriate chain of contact regarding the current and any future request.

Public Comments: Dan Webster offered an idea for a light timer for the treatment plant in effort to assuage concerns about the light getting left on.

Judy Metcalf made a motion to adjourn at 3:50pm. The meeting was adjourned.

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2026 Sewer Approved Budget (GL Codes)	Preliminary 2025 Sewer Actuals	Approved 2026 Sewer Budget	2027 Sewer Working DRAFT Budget	Calculation Notes	Comments/Explanation
Revenue					
4000 Revenue					
4400 Sewer Operating Revenue					
4410 Sewer Fees	$322,872.67	$335,080.00	$351,834.00	Nov 2026 trimester $111,600 x 3 = $334,800 (RTS fees est $1,000)	no rate increase planned? f**bl: anticipate a sewer rate increase of 5%? 2026 YTD actuals are close to budget**
Total 4400 Sewer Operating Revenue	**$322,872.67**	**$335,080.00**	**$351,834.00**		
4600 Sewer Non-operating Revenue					
4610 Interest Income	$2,239.12	$2,000.00	$2,500.00		
4620 Grants	$4,812.92	$0.00			
4630 Miscellaneous Revenue	$3,104.10	$0.00			
4640 RTS fee					fbl: does this need to be captured separately for budgeting purposes?
Total 4600 Sewer Non-operating Revenue	**$10,156.14**	**$2,000.00**	**$2,500.00**		
Total 4000 Revenue	**$333,028.81**	**$337,080.00**	**$354,334.00**		
Billable Expenditure Revenue		$0.00			
Services		$3,010.00			
Unapplied Cash Payment Revenue		$0.00			
Uncategorized Income		$0.00			
Total Revenue		**$340,090.00**	**$354,334.00**		
Gross Profit		**$340,090.00**			
Expenditures					
6000 1099 Contractors					
6010 Casual Labor	$0.00	$0.00	$0.00		
6020 Contracted Services	$0.00	$0.00	$0.00		
Total 6020 Contracted Services	**$0.00**	**$0.00**	$0.00		
6036 Bookkeeping	$10,209.87	$9,600.00	$9,705.00	$10,000 is 34% of $29,411. 33% of $29,411 is $9,705	
6047 Sewer Utilities Superintendent	$29,680.51	$30,000.00	$30,000.00		
Total 6000 1099 Contractors	**$39,890.38**	**$39,600.00**	**$39,705.00**		
6050 Auto Expenses					
6051 Auto Fuel Expense					

2026 Sewer Approved Budget (GL Codes)	Preliminary 2025 Sewer Actuals	Approved 2026 Sewer Budget	2027 Sewer Working DRAFT Budget	Calculation Notes	Comments/Explanation
6053 Truck Fuel	$517.03	$750.00	$1,000.00	$2,000 is 50% of $4,000. 25% of $4,000 is $1,000	
Total 6051 Auto Fuel Expense	**$517.03**	**$750.00**			
6055 Auto Repairs & Maintenance					
6057 Truck Maintenance	$1,003.88	$1,000.00	$1,250.00	$2,500 is 50% of $5,000. 25% of $5,000 is $1,250	fbl: consider reducing in light of new 2027 triuck purchase
Total 6055 Auto Repairs & Maintenance	**$1,003.88**	**$1,000.00**			
6058 Mileage Expenses	$0.00	$0.00	$0.00		
6059 Accrue for Truck Replacement	$0.00	$2,000.00	$0.00		fbl: consider delaying to 2028, given loan to water will be paid off at end of 2027 and cash flow improves
Total 6050 Auto Expenses	**$1,520.91**	**$3,750.00**	**$2,250.00**		
6065 Community Events	$0.00	$0.00	**$150.00**		
6070 Employee Wages & Benefits					
6075 Employee Benefits					
6076 Company Paid Benefits	$3,739.28	$4,000.00	$4,000.00		
6077 Income Protection Plan	$1,207.12	$2,500.00	$2,500.00		
Total 6075 Employee Benefits	**$4,946.40**	**$6,500.00**	$6,500.00		
6080 Employees Salaries & Wages					
6081 Collection System Operator	$17,274.60	$18,000.00	$20,000.00		fbl: input needed from Bill and Chuck; same level of effort as 2025/2026?
6081.5 Assistant CSO	$312.50	$5,000.00	$5,000.00		
6084 Office Personnel Wages	$19,451.13	$18,100.00	$15,526.00	$15,997 is 34% of $47,050. 33% of $47,050 is $15,526	
6084.5 Finance Manager	$274.73	$4,000.00	$3,894.00	$4,012 is 34% of $11,800. 33% of $11,800 is $3,894	
6086 Treatment Plant Operator	$36,873.54	$38,425.00	$38,425.00		fbl: input needed from Bill and Chuck; same level of effort as 2025/2026?
6087 Utility Billing Wages	$4,548.60	$5,500.00	$5,500.00	$5,500 is 50% of $11,000	
Total 6080 Employees Salaries & Wages	**$78,735.10**	**$89,025.00**	$88,345.00		
6095 Payroll Processing Fees	$746.76	$1,100.00	$1,100.00	$2,200 is 50% of $4,400. 25% of $4,400 is $1,100.	
6096 Payroll Tax Expense	$6,906.49	$7,000.00	$7,000.00		

2026 Sewer Approved Budget (GL Codes)	Preliminary 2025 Sewer Actuals	Approved 2026 Sewer Budget	2027 Sewer Working DRAFT Budget	Calculation Notes	Comments/Explanation
Total 6070 Employee Wages & Benefits	**$91,334.75**	**$103,625.00**	**$102,945.00**		
6150 Information & Notices	$52.30	$300.00	**$300.00**		
6160 Insurance Paid					
6161 Property & Casualty Insurance	$3,499.22	$3,500.00	$3,500.00		
6162 Workers Comp Insurance	$1,073.50	$1,300.00	$1,300.00		
Total 6160 Insurance Paid	**$4,572.72**	**$4,800.00**	**$4,800.00**		
6170 Interest Paid			$0.00		
6190 Legal & Professional Services					
6191 Auditing Services	$23,542.48	$10,000.00	$13,600.00	$14,000 is 34% of $41,176. 33% of $41,176 is $13,588	
6192 Engineering Fees	$9,625.85	$0.00			
6193 Legal Fees	$0.00	$0.00			
Total 6190 Legal & Professional Services	**$33,168.33**	**$10,000.00**	**$13,600.00**		
6210 Licenses, Permits, & Fees	$67.56	$2,500.00	**$2,500.00**		
6240 Membership Dues	$234.30	$300.00	**$300.00**		
6260 Office Supplies	$2,161.22	$1,500.00	**$3,800.00**	$4,000 is 34% of $11,765. 33% of $11,765 is $3,882	although costs are less than $1,000 through Sept 2026, planned increase per general budget for office and meeting room improvements
6285 Postage	$622.35	$1,500.00	**$1,500.00**		
6305 Regulatory Fees	$1,293.84	$1,500.00	**$1,500.00**		
6330 Repairs & Maintenance					
6331 Building Repairs & Maintenance	$386.76	$500.00	$1,000.00	placeholder	Need input from Village Agent
6332 Cleaning	$891.00	$850.00	$900.00	$2,000 is 34% of $5,882. 33% of $5,882 is $1,941	revisit split based on CH upstairs? is the split only for monthly ($225 month would be $900 for 33%)
6335 Sludge Removal	$44,130.00	$50,000.00	$50,000.00		
6337 Wharf & Floats Maintenance	$1,164.35	$2,500.00	$2,500.00		for outflow pipe - mooring ball and chain
6342 General Repairs & Maintenance	$25,497.34	$12,000.00	$12,000.00		
Total 6330 Repairs & Maintenance	**$72,069.45**	**$65,850.00**	**$66,400.00**		
6345 Software	$6,079.59	$5,000.00	**$3,500.00**	$3,500 is 34% of $10,295. 33% of $10,295 is $3,400	

2026 Sewer Approved Budget (GL Codes)	Preliminary 2025 Sewer Actuals	Approved 2026 Sewer Budget	2027 Sewer Working DRAFT Budget	Calculation Notes	Comments/Explanation
6350 Supplies & Chemicals	$11,725.29	$12,000.00	**$15,000.00**	12000 x 25% = $3,000 + $12000 = $15000	
6370 Training					
Total 6370 Training	**$0.00**	**$0.00**			
6400 Utilities					
6401 Electricity Expense	$4,873.94	$5,500.00	$5,500.00		
6402 Oil	$842.53	$600.00	$850.00		cost increase? estimate higher?
6403 Hydrant Rental	$149.50	$150.00	$0.00		
6404 Propane		$750.00	$850.00		cost increase? estimate higher?
6406 Telephone & Internet Expenses	$863.52	$1,500.00	$1,500.00		
6407 Water & Sewer	$1,551.08	$1,800.00	$1,800.00		
Total 6400 Utilities	**$8,280.57**	**$10,300.00**	**$10,500.00**		
6500 Water Testing	$7,270.75	$11,000.00	**$11,000.00**		
6700 Depreciation Expense		$0.00			
6800 Bond Expenses					
6810 2008 MMBB Bond Principal	$6,321.00	$6,998.00	$6,968.00		NVC_2008BAmortizationSchedule.pdf
6811 2008 MMBB Bond Interest	$1,405.72	$360.00	$248.00		NVC_2008BAmortizationSchedule.pdf
6814 2012 MMBB Refinance Bond Principal	$5,473.12	$5,583.00	$5,695.00		2012 Bond.pdf
6815 2012 MMBB Refinance Bond Interest	$2,039.88	$1,930.00	$1,819.00		2012 Bond.pdf
6816 2013 BHBT Bond Principal	$12,134.18	$12,571.00	$13,052.00	30% of $43,504.02 is $13,051.51	principal due 2027 $43,504.02 NVC_2013Amortiz…
6817 2013 BHBT Bond Interest	$5,462.66	$5,026.00	$4,546.00	30% of $15,152.06 is $4,545.62	interest due 2027 $15,152.06 NVC_2013Amortiz…
6821 Loan Payment to Water - Principal		$19,532.00	$20,838.00	4 installments of $5,209.34 to be billed quarterly	NVC Loan Payme…
6822 Loan Payment to Water - Interest	$2,390.71	$1,304.00	$511.00	4 installments billed (diff amts)	NVC Loan Payment schedule.pdf
Total 6800 Bond Expenses	**$35,227.27**	**$53,304.00**	**$53,677.00**		
Uncategorized Expense	$0.57	$0.00			
Total Expenditures	**$315,572.15**	**$326,829.00**	**$333,427.00**		
Net Operating Revenue	**$17,456.66**	**$13,261.00**	**$20,907.00**		
Other Expenditures					

2026 Sewer Approved Budget (GL Codes)	Preliminary 2025 Sewer Actuals	Approved 2026 Sewer Budget	2027 Sewer Working DRAFT Budget	Calculation Notes	Comments/Explanation
7100 Contingency Expenses		$6,361.00	$13,561.00	$14,165 is 34% of $41,662. 33% is $13,748	2025 had $0 actuals. 2026 to date through August posts $3,605; fbl: consider using 2026 value and adding another $7,200 intended for unrestricted reserve?
7300 Sewer Reserve Fund		$7,200.00	$7,200.00		double reserve fund?
Reconciliation Discrepancies		$0.00			
Total Other Expenditures	**$0.00**	**$13,561.00**	$20,761.00		
Net Other Revenue	**$0.00**	**-$13,561.00**	-$20,761.00		
Net Revenue	**$17,456.66**	**-$300.00**	$146.00		

2026 Water Approved Budget (GL Codes)	Preliminary 2025 Water Actuals	Approved 2026 Water Budget	2027 Water Working DRAFT Budget	Calculation Notes	Comments/Explanation
Revenue					
4100 Water Revenue					
4200 Water Operating Revenue					
4210 Water Sales	$218,799.30	$210,800.00	$222,225.00	counted 341 billings July 2026 x 3 = 1023 billings at new rate $186.50 = $190,789.50. Usage Billings total based on Nov 25, Mar 26, Jul 26 = 8,757 x $3.59 (per 100) = $31,438. Total Est. $222,228	fbl: consider using 2025 preliminary actuals and increase by 1.5% to 2026 and another 1.5% to 2027 (+$3.2K)
4220 Rate Increase	$0.00	$0.00			
4230 Water Service Fee Revenue	$600.00	$8,000.00	**$0.00**	fbl: need to discuss with Bill or Chuck	
4240 Hydrant Rental Revenue	$0.00	$25,000.00	$20,000.00		* need to change to 'Fire Protection' in Gen and Water Ledgers. Gen budgeted $20K for 2027
Total 4200 Water Operating Revenue	**$219,399.30**	**$243,800.00**	**$242,225.00**		
4300 Water Non-operating Revenue					
4310 Interest Income	$4,849.68	$3,000.00	$5,000.00	fbl: rising interest rates	
4320 Interest on Loan Receivable Sewer	$2,390.71	$1,304.00	$511.00		
4330 Lead Pipe Study Grant	$0.00	$0.00			
4340 Miscellaneous Revenue	-$2,716.58	$0.00			
Total 4300 Water Non-operating Revenue	**$4,523.81**	**$4,304.00**	**$5,511.00**		
Total 4100 Water Revenue	**$223,923.11**	**$248,104.00**	**$247,736.00**		
Unapplied Cash Payment Revenue	$0.00	$0.00			
Uncategorized Income	$0.00	$0.00			
Total Revenue	**$223,923.11**	**$248,104.00**	**$247,736.00**		
Cost of Goods Sold					
5000 Cost of Goods Sold					

2026 Water Approved Budget (GL Codes)	Preliminary 2025 Water Actuals	Approved 2026 Water Budget	2027 Water Working DRAFT Budget	Calculation Notes	Comments/Explanation
5100 Water Purchases	$36,465.37	$30,000.00	$37,500.00	through September 26 Belfast Water District purchases total $29,651. Est Oct - Dec use with 1.5% increase over last year is $9,750.	Budget needs to be increased YOY to reflect increase and previous years' overages - check with Chuck and Bill on how repair of line might effect this to lessen the required increase?
Total 5000 Cost of Goods Sold	**$36,465.37**	**$30,000.00**	$37,500.00		
Total Cost of Goods Sold	**$36,465.37**	**$30,000.00**	**$37,500.00**		
Gross Profit	**$187,457.74**	**$218,104.00**	**$210,236.00**		
Expenditures				**Need to discuss water meter replacement**	
6000 1099 Contractors					
6010 Casual Labor	$0.00	$0.00			
6020 Contracted Services					
Total 6020 Contracted Services	**$0.00**	**$0.00**			
6036 Bookkeeping	$10,209.87	$9,600.00	$9,705.00	$10,000 is 34% of $29,411. 33% of $29,411 is $9,705	
6047 Water Utilities Superintendent	$22,417.02	$25,000.00	$25,000.00		
Total 6000 1099 Contractors	**$32,626.89**	**$34,600.00**	**$34,705.00**		
6050 Auto Expenses					
6051 Auto Fuel Expense					
6053 Truck Fuel	$517.04	$750.00	$1,000.00	$2,000 is 50% of $4,000. 25% of $4,000 is $1,000	should we calculate an larger increase due to rising fuel costs?
Total 6051 Auto Fuel Expense	**$517.04**	**$750.00**	$1,000.00		
6055 Auto Repairs & Maintenance					
6057 Truck Maintenance	$1,044.81	$1,000.00	$1,250.00	$2,500 is 50% of $5,000. 25% of $5,000 is $1,250	fbl: consider decreasing for 2027, as truck will be brand new
Total 6055 Auto Repairs & Maintenance	**$1,044.81**	**$1,000.00**	$1,250.00		
6058 Mileage Expenses	$0.00	$0.00			

2026 Water Approved Budget (GL Codes)	Preliminary 2025 Water Actuals	Approved 2026 Water Budget	2027 Water Working DRAFT Budget	Calculation Notes	Comments/Explanation
6059 Accrue for Truck Replacement	$0.00	$2,000.00	$2,000.00		new truck purchased 2026 - restart accrual? graduated cumulative plan?
Total 6050 Auto Expenses	**$1,561.85**	**$3,750.00**	**$4,250.00**		
6065 Community Events	$0.00	$0.00	**$100.00**		do we need to budget anything for the annual utilities public presentation?
6070 Employee Wages & Benefits					
6075 Employee Benefits					
6076 Company Paid Benefits	$3,557.58	$4,000.00	$4,000.00		
6077 Income Protection Plan	$690.19	$1,200.00	$1,200.00		
Total 6075 Employee Benefits	**$4,247.77**	**$5,200.00**	$5,200.00		
6080 Employees Salaries & Wages					
6082 Distribution Officer Wages	$34,646.76	$41,600.00	$41,600.00		
6082.5 Assistant DO Wages	$325.00	$4,000.00	$4,000.00		
6084 Office Personnel Wages	$19,451.14	$18,100.00	$15,526.00	$15,997 is 34% of $47,050. 33% of $47,050 is $15,526	
6084.50 Finance Manager	$274.73	$4,000.00	$3,894.00	$4,012 is 34% of $11,800. 33% of $11,800 is $3,894	
6087 Utility Billing Wages	$4,548.48	$5,500.00	$5,500.00	$5,500 is 50% of $11,000	
Total 6080 Employees Salaries & Wages	**$59,246.11**	**$73,200.00**	$70,520.00		
6095 Payroll Processing Fees	$746.76	$1,100.00	$1,100.00	$2,200 is 50% of $4,400. 25% of $4,400 is $1,100.	
6096 Payroll Tax Expense	$4,897.99	$6,000.00	$6,000.00		
Total 6070 Employee Wages & Benefits	**$69,138.63**	**$85,500.00**	**$82,820.00**		
6150 Information & Notices	$181.18	$300.00	**$300.00**		
6160 Insurance Paid					
6161 Property & Casualty Insurance	$1,148.22	$3,220.00	$3,200.00		
6162 Workers Comp Insurance	$869.50	$1,000.00	$1,000.00		
Total 6160 Insurance Paid	**$2,017.72**	**$4,220.00**	**$4,200.00**		
6170 Interest	$0.00	$0.00	$0.00		
6190 Legal & Professional Services			$0.00		

2026 Water Approved Budget (GL Codes)	Preliminary 2025 Water Actuals	Approved 2026 Water Budget	2027 Water Working DRAFT Budget	Calculation Notes	Comments/Explanation
6191 Auditing Services	$30,552.35	$14,000.00	$13,600.00	$14,000 is 34% of $41,176. 33% of $41,176 is $13,588	
6192 Engineering Fees	$0.00	$0.00			fbl: need to discuss how to capture the Capacity Development grant of. Reimbursement is 75% of project cost, up to $29,999). Do we need to budget $10K?
6193 Legal Fees	$0.00	$0.00			
Total 6190 Legal & Professional Services	**$30,552.35**	**$14,000.00**	**$13,600.00**		
6210 Licenses, Permits, & Fees	$0.00	$600.00	**$600.00**		
6240 Membership Dues	$234.30	$300.00	**$300.00**		
6260 Office Supplies	$2,231.82	$1,500.00	**$3,800.00**	$4,000 is 34% of $11,765. 33% of $11,765 is $3,882	although costs are less than $1,000 through Sept 2026, planned increase per general budget for office and meeting room improvements
6285 Postage	$934.36	$1,500.00	**$1,500.00**		
6305 Regulatory Fees	$1,125.00	$1,200.00	**$1,200.00**		
6330 Repairs & Maintenance					
6331 Building Repairs & Maintenance	$386.76	$500.00	$500.00		
6332 Cleaning	$891.00	$850.00	$900.00	$2,000 is 34% of $5,882. 33% of $5,882 is $1,941	revisit split based on CH upstairs? is the split only for monthly ($225 month would be $900 for 33%)
6342 General Repairs & Maintenance	$14,830.64	$12,000.00	$20,000.00		
Total 6330 Repairs & Maintenance	**$16,108.40**	**$13,350.00**	**$21,400.00**		
6345 Software	$6,079.70	$5,000.00	**$3,500.00**		
6350 Supplies	$6,199.67	$5,500.00	**$6,875.00**	$5,500 x 25% = $1,375 + $5,500 = $6,875	
Total 6390 Uniforms, Equipment, & Supplies	**$0.00**	**$0.00**			
6400 Utilities					
6401 Electricity Expense	$5,030.80	$5,000.00	$5,000.00		
6402 Oil/Propane	$842.53	$600.00	$850.00		
6406 Telephone & Internet Expenses	$863.55	$1,500.00	$1,500.00		

2026 Water Approved Budget (GL Codes)	Preliminary 2025 Water Actuals	Approved 2026 Water Budget	2027 Water Working DRAFT Budget	Calculation Notes	Comments/Explanation
6407 Water & Sewer	$1,551.08	$1,500.00	$1,600.00		
Total 6400 Utilities	**$8,287.96**	**$8,600.00**	**$8,950.00**		
6500 Water Testing	$873.00	$1,100.00	**$1,100.00**		
6600 Lead Pipe Testing Expenses	-$16,514.95	$0.00			
6700 Reserve Accrual - Loan from Sewer Interest	$0.00	$1,304.00			
6800 Bond Expenses					
6816 2013 MMBB Refinance Bond Principal	$22,245.97	$23,047.00	$23,928.00	55% of $43,504.02 is $23,927.21	principal due 2027 $43,504.02 NVC_2013Amortiza…
6817 2013 MMBB Refinance Bond Interest	$10,014.88	$9,214.00	$8,334.00	55% of $15,152.06 is $8,333.63	interest due 2027 $15,152.06 NVC_2013Amortiza…
Total 6800 Bond Expenses	**$32,260.85**	**$32,261.00**	**$32,262.00**		
6900 Depreciation Expense	$0.00	$0.00			
Total Expenditures	**$193,898.55**	**$214,585.00**	**$221,462.00**		
Net Operating Revenue	**-$6,440.81**	**$3,519.00**	-$11,226.00		
Other Expenditures					
7100 Contingency Expenses	$0.00	$3,819.00	$3,800.00	$14,165 is 34% of $41,662. 33% is $13,748	2025 had $0 actuals. 2026 to date through August posts $3,605
Reconciliation Discrepancies	$0.00	$0.00			
Total Other Expenditures	**$0.00**	**$3,819.00**	$3,800.00		
Net Other Revenue	**$0.00**	**-$3,819.00**	-$3,800.00		
Net Revenue	**-$6,440.81**	**-$300.00**	**-$15,026.00**		

October 12, 2026

Utility Department Monthly Operating Report
Sewer Department

September 2026 Effluent Monitoring Data

During the operating period of September 2026 there were no exceedances. See performance table below for further details of the regulatory monitoring data, for the month of September 2026.

See updated Flow, TSS and BOD Trend Charts at the end of this report.

WWTP Monthly Performance Table

Parameters	Sept	Aug	July	YTD Low	YTD Hi	**YTD**	2025	**DEP Limit**	**YTD Exceed-acnes**
Flow GPD Avg	4962	9281	10612	3844	23896	**13471**	14352	**63,000**	0
Precip inches	5.88	2.55	0.44	.25	5.88	2.81	2.61	n/a	0
TSS lbs/min	0.41	1.56	1.3	0.29	1.56	**0.77**	1.41	**<76**	0
TSS lbs max	1.73	4.59	5.5	0.37	6.34	**3.49**	2.3	**report**	0
TSS mg/l ave	26	31	28	7	31	**17**	18.7	**<145**	0
TSS mg/l max	46	40	34	10	46	**22**	23.88	**report**	0
TSS % removal	91	89	90	89	97.6	**94**	94.0	**>50**	0
BOD lbs/min	3.19	6.71	11	2.46	11.0	**4.52**	2.68	**<107**	0
BOD lbs max	5.98	23.54	25.5	4.26	95.12	**22.27**	16.09	**report**	0
BOD mg/l ave	118	148	148	39	148	**85.8**	**98.36**	**<203**	0
BOD mg/l max	151	183	153	44	189	**127.6**	129	**report**	0
BOD % removal	59	49	49	49	86.6	**70.6**	68.05	**>30**	0
pH low	6.5	6.4	6.4	6.4	6.5	**6.5**	6.45	**>6.0**	0
pH high	6.7	6.7	6.7	6.7	6.7	**6.7**	6.82	**<9.0**	0
St solids ml/l av	0.2	0.2	0.1	0.1	0.2	**0.1**	0.11	**report**	0
TRC mg/l max	0.04	0.04	.04	0.03	0.05	**0.04**	0.03	**<0.3**	0
Fecal cfu ave	<4	<4	<4	<4	<4	**<4**	<4	**<14**	0
Fecal cfu max	<4	<4	<4	<4	<4	**<4**	<4	**<31**	0
Entero cfu ave	<4	<4	<4	<4	<4	**<4**	6	**<8**	0
Entero cfu max	<4	<4	<4	<4	<4	**<4**	68	**<54**	1
Hg ng/l ave	n/a	n/a	n/a	n/a	n/a	**16.5**	17.5	**33.4**	0
Hg ng/l max	n/a	n/a	n/a	n/a	n/a	**2.6**	9.5	**50.1**	0

1. **In May 2026 Low Level Mercury was tested with a result of 2.6 ng/l resulting in an running calculated average of 9.5 ng/l.**
2. **Moore's Septage pumped first 2 tanks on each train April 24th 2026 and the first 2 tanks on Oct 2nd 2026.**
3. **Moore's also pumped all tanks on June 26, 2026.**
4. **A new flow recorder was installed on April 4, 2025. Annual flow calibrations happened on Friday June 26th 2026 in coordination with tank pumping.**

5. **Received draft report from Dirigo for the FSP and CAP Projects and are under review.**

6. **As agreed with MDEP Conductivity testing continues on bacteria samples for 2026 to determine relevance of high tide in relationship to high entro bacteria results.**

Drinking Water Department

September 2026 Production and Water Quality.

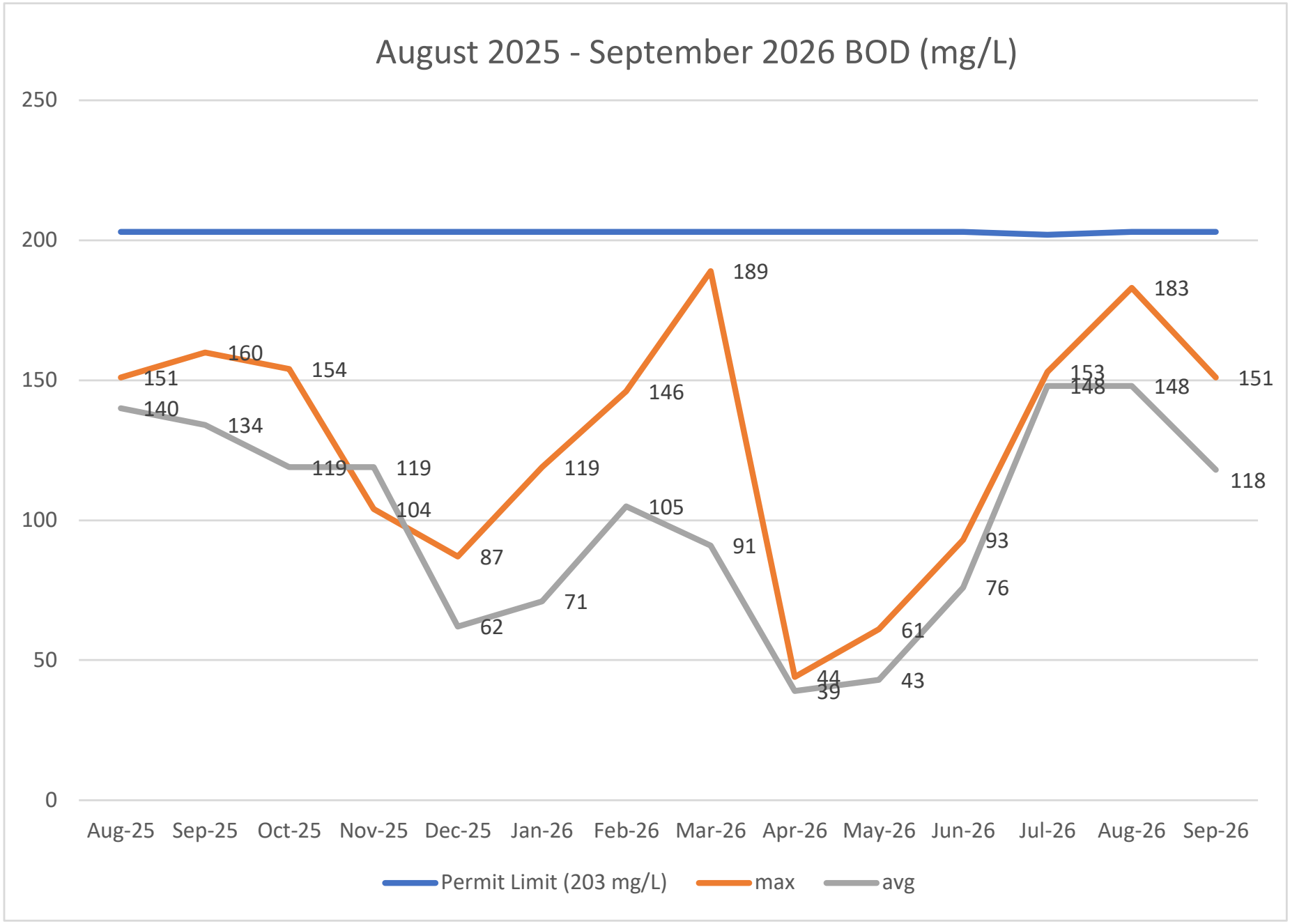
For the month we averaged 37,393 gpd compared to 34,921 gpd for the same month in 2025. The weekly free chlorine residual in the drinking water ranged from 0.17 - 0.23 ppm/Cl^2 compared to the recommended goal of >.20 to <1.0 ppm/Cl2 at the entry point to the distribution system and a detectable residual at the tap. The EPA maximum concentration level (MCL) not to be exceeded for chlorine residual related to human health is 4.0 ppm. The monthly total coliform and e-coli water sample test results were negative.

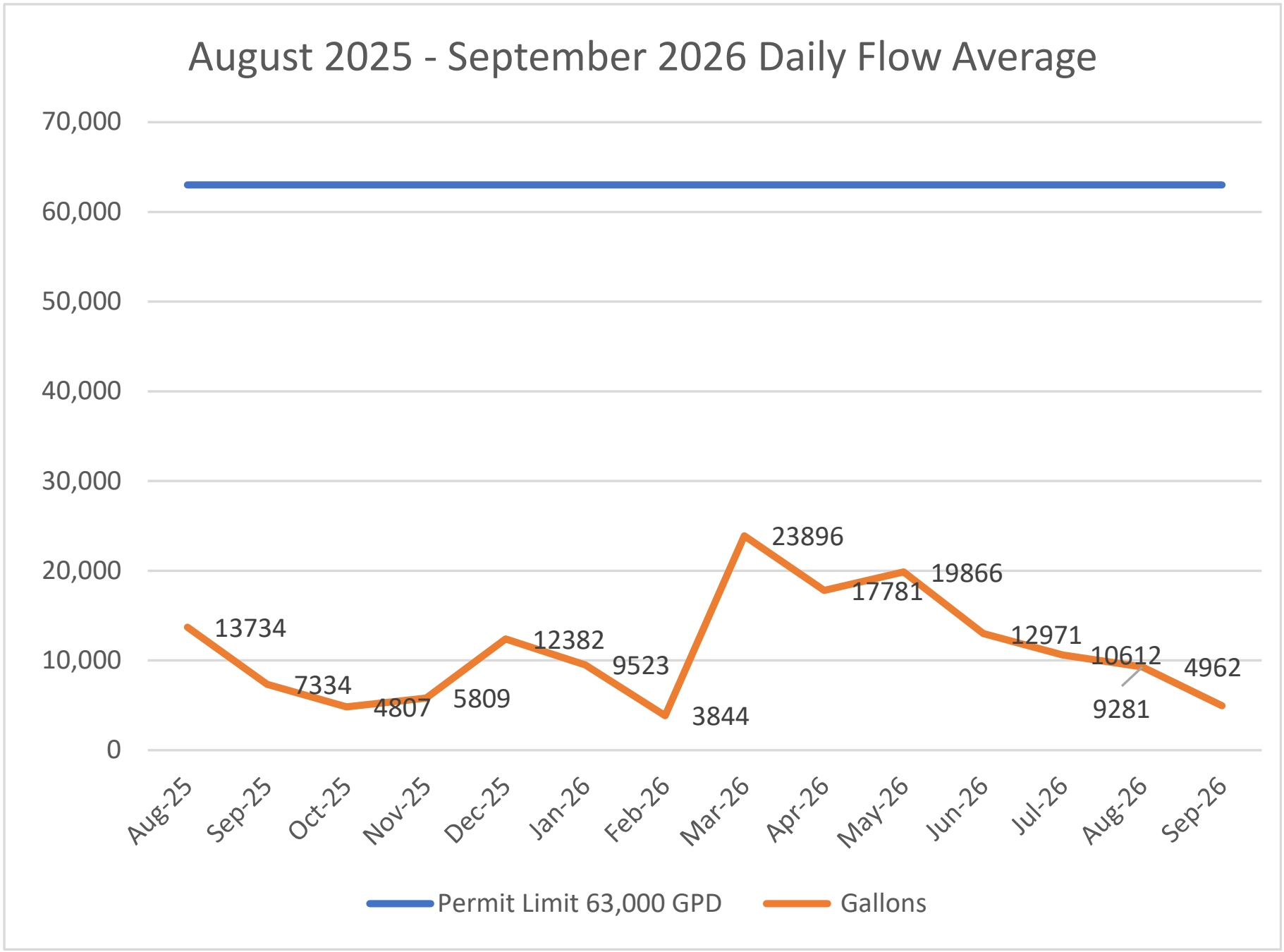
1. **Leak detection with RCAP has confirmed on the water main that serves Maple Street, Treatment Plant, Ruggles Park and the Yacht Club. While the area has a confirmed leak there is still unaccounted leak of 7-8 gallons per minute.**

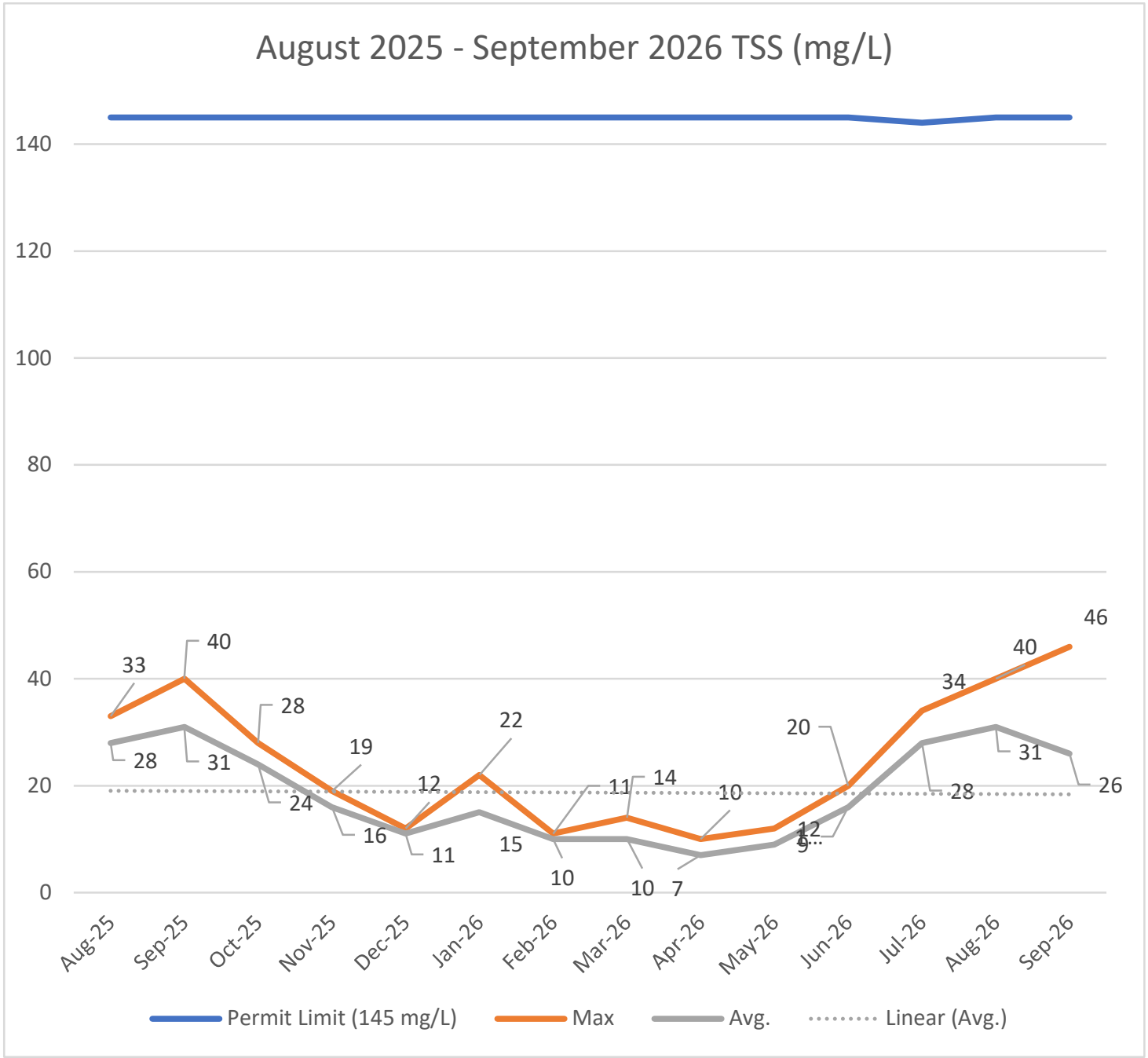
2. **Additional work will help pinpoint the exact location and the hope is that when removing meters a leak will be found in one of the homes.**

August 2025 - September 2026 Northport Village
Flow Bod TSS Data

	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
Flow Avg														
Gals	13734	7334	4807	5809	12382	9523	3844	23896	17781	19866	12971	10612	9281	4962
BOD mg/l														
max	151	160	154	104	87	119	146	189	44	61	93	153	183	151
avg	140	134	119	119	62	71	105	91	39	43	76	148	148	118
TSS mg/l														
max	33	40	28	19	12	22	11	14	10	12	20	34	40	46
avg	28	31	24	16	11	15	10	10	7	9	16	28	31	26


August 2025 - September 2026 BOD (mg/L)
250
200
150
100
50
0
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Sep-26
151
160
154
104
87
119
146
189
44
61
153
183
151
140
134
119
119
62
71
105
91
39
43
76
148
148
118
93
Permit Limit (203 mg/L)
max
avg


August 2025 - September 2026 Daily Flow Average
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
13734
7334
4807
5809
12382
9523
3844
23896
17781
19866
12971
10612
9281
4962
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Sep-26
Permit Limit 63,000 GPD
Gallons


August 2025 - September 2026 TSS (mg/L)
140
120
100
80
60
40
20
0
33
40
28
31
24
19
16
12
11
22
15
10
11
10
14
10
7
20
12
9
34
40
46
28
31
26
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Sep-26
Permit Limit (145 mg/L)
Max
Avg.
Linear (Avg.)

Certified by State of Maine (maine.puc@maine.gov) Public Utilities Commission Administrative Director 9/17/2026 11:05:47 AM

STATE OF MAINE
PUBLIC UTILITIES COMMISSION

Docket No. 2026-00120

August 11, 2026

NORTHPORT VILLAGE CORPORATION
(WATER DEPARTMENT)
Request for Approval of Waiver
Associated with Fire Protection Service

ORDER NUNC PRO TUNC[1]

BARTLETT, Chair; SCULLY and GILBERT, Commissioners

I. SUMMARY

By this Order, the Commission grants, with conditions, the waiver from Chapter 69 of the Commission's Rules as requested by the Northport Village Corporation Water Department (the Water Department) effective August 11, 2026.

II. PROCEDURAL BACKGROUND

On April 30, 2026, the Water Department filed a request for a waiver of the Commission's fire flow requirements in Chapter 69 of the Commission's Rules.[2]

On May 1, 2026, Commission Staff provided notice of the Water Department's filing and provided an opportunity for interested persons to intervene in this proceeding. The Commission did not receive any petitions to intervene.

III. POSITION OF THE WATER DEPARTMENT

In its filing, the Water Department states that its fire protection obligations are unlike the obligations of other water utilities. Northport Village Corporation is contained within, but a separate legal entity from, the Town of Northport. The Water Department serves approximately 600 of the Town of Northport's approximately 1550 residents. The Water Department maintains eight fire hydrants, seven of which are within Northport Village Corporation itself, with one serving only the Town of Northport.

Northport Village Corporation's residences receive a property tax bill from the Town of Northport, a property tax bill from the Northport Village Corporation, and, for those connected to the public water system, a separate bill that includes both minimum and usage charges. The Water Department bill funds the operation and maintenance of the Northport Village water system.

[1] This Order *nunc pro tunc* replaces the Commission's original August 11, 2026, Order in this Docket, which had clerical errors in sections III and V.

[2] There is a typographical error in the filing. The date on the filing is April 3, 2026; the Water Department, however, made the filing on April 30, 2026.

Historically, the Town of Northport has not paid public fire protection charges to the Water Department. Instead, the Town of Northport has contributed to the general fund of Northport Village Corporation, funds which are used for general infrastructure projects for Northport Village Corporation and not exclusively for water-related projects and expenses.

The Water Department's public fire protection income comes from the Northport Village Corporation's general government, is funded through the Northport Village Corporation's property tax, and has historically fallen far short of the typical 30% of the Water Department's revenue requirement. Thus, the Water Department has long been out of compliance with Chapter 69 of the Commission's Rules. Notwithstanding the historical practice, Northport Village Corporation has budgeted $25,000 for the Northport Village Corporation's General Government Fund to pay for 2026 as compared to the $6,429 that the Northport Village Corporation's General Government Fund paid the Water Department for public fire protection in 2025. The $25,000, however, still falls short of the 30% of revenue requirement mandated by Chapter 69. If the Town of Northport were to pay the full 30% of revenue requirement, this amount would nearly exceed the entire operating budget of the Northport Fire Department and potentially jeopardize the annual $30,000 paid by the Town of Northport to support general infrastructure projects.

The Water Department states that it provides limited public fire protection service to the Town of Northport (there are only eight fire hydrants on the system) and that the full 30% of revenue requirement would be excessive and disproportionate relative to its customer base. In addition, the Water Department states that all parties are fully aware of the public fire protection situation in Northport, and that the Water Department has coordinated with the Town of Northport, Northport Village Corporation, the Northport Fire Department, and all other emergency response officials to ensure adequate fire protection.

IV. LEGAL STANDARDS

Chapter 69 of the Commission's Rules established the formula for determining for ratemaking purposes the percentage of gross revenues that water utilities should derive from public fire protection, with a minimum of 6% of revenue derived from public fire protection and a maximum cap of 30% of revenue. MPUC Rules, ch. 69. Chapter 69 provides two methods for determining that percentage. The first method, and by far the most commonly used, is the Fire Protection Allocation Curve, commonly referred to as "the curve." To use the curve, a utility uses a graph provided by the Commission with peak flow on one axis and required fire flow on the other. The point where these two factors intersect corresponds to the revenue requirement percentage. Commonly, the resulting percentage exceeds 30% of revenue requirement and utilities apply the 30% cap. MPUC Rules, ch. 69, § 2.

The second method, which is rarely used due to the complexity and expense involved, is a full allocation study that presents a detailed analysis of the utility's system,

its precise infrastructure and design, its treatment facilities and capacity, and its fire protection infrastructure. A utility then presents the study to the Commission as evidence that it would be unreasonable and inequitable for the utility to determine its public fire protection revenue using the curve. MPUC Rules, ch. 69, § 3.

Chapter 69 also allows the Commission, for good cause shown, to waive the application of any provision in Chapter 69. MPUC Rules, ch. 69, § 7.

V. DISCUSSION AND DECISION

The Water Department is requesting that the Commission allow it to collect nothing in the form of revenue requirement from the Town of Northport and instead allow the Northport Village Corporation General Government to fund what would have been required by Chapter 69. The Water Department's request is based, in large part, on the unique circumstances in which the Water Department exists. Northport Village Corporation is a municipal entity contained entirely within another municipal entity. The Water Department was formed to serve the citizens of Northport Village Corporation, but due to the configuration of the system, the Water Department also serves one fire hydrant outside its boundaries and within the Town of Northport.

Given the unique relationship between Northport Village Corporation and the Town of Northport, the Town of Northport has historically subsidized infrastructure within Northport Village Corporation—last year in the amount of $30,000. Recently, to ameliorate this situation and to pay a more proportionate share of the public fire protection costs, the Northport Village Corporation General Government has agreed to increase the amount it pays for public fire protection nearly four-fold to $25,000. This is in addition to the $30,000 the Town of Northport pays Northport Village Corporation to subsidize general infrastructure. While the $25,000 still falls short of Chapter 69 standards, in the Commission's view this amount is acceptable in light of the unique circumstances in this case.

Further, the Town of Northport, the Northport Village Corporation, the Water Department, the Northport Fire Department, and the applicable emergency response entities in the area are all aware of the public fire protection situation in this matter and are all working cooperatively to ensure that the citizens of both the Town of Northport and Northport Village Corporation have adequate public fire service.

Given the above, the Commission finds that Water Department has provided good cause to waive the minimum fire protection contribution in Chapter 69, and grants the Water Department's waiver as requested, with the following conditions.

While the Commission finds that the waiver is warranted at this time, the Commission also recognizes that the minimum public fire protection contributions in Chapter 69 exist for important reasons of public safety. To that end, the Commission encourages the Water Department to work cooperatively with the Northport Village Corporation to increase the public fire protection charge over time. Accordingly, the

Commission directs the Water Department to file an update on the progress towards this goal in every subsequent rate proceeding filed pursuant to 35-A M.R.S. §§ 307 or 6104.

VI. ORDERING PARAGRAPH

In light of the foregoing, the Commission

O R D E R S

That the waiver from Chapter 69 of the Commission's Rules as requested by the Northport Village Corporation Water Department is granted subject to the conditions contained in the body of this Order.

Dated at Hallowell, Maine this Eleventh Day of August, 2026

BY ORDER OF THE COMMISSION

/s/ *Amy Dumeny*

Administrative Director

NOTICE OF RIGHTS TO REVIEW OR APPEAL

5 M.R.S. § 9061 requires the Public Utilities Commission to give each party at the conclusion of an adjudicatory proceeding written notice of the party's rights to seek review of or to appeal the Commission's decision. The methods of review or appeal of Commission decisions at the conclusion of an adjudicatory proceeding are as follows:

1. Reconsideration of the Commission's Order may be requested under Section 11(D) of the Commission's Rules of Practice and Procedure (65-407 C.M.R. ch. 110) within **20** days of the date of the Order by filing a petition with the Commission stating the grounds upon which reconsideration is sought. Any petition not granted within **20** days from the date of filing is denied.

2. Appeal of a final decision of the Commission may be taken to the Law Court by filing, within **21** days of the date of the Order, a Notice of Appeal with the Administrative Director of the Commission, pursuant to 35-A M.R.S. § 1320(1)-(4) and the Maine Rules of Appellate Procedure.

3. Additional court review of constitutional issues or issues involving the justness or reasonableness of rates may be had by the filing of an appeal with the Law Court, pursuant to 35-A M.R.S. § 1320(5).

Pursuant to 5 M.R.S. § 8058 and 35-A M.R.S. § 1320(6), review of Commission Rules is subject to the jurisdiction of the Superior Court.

Note: The attachment of this Notice to a document does not indicate the Commission's view that the particular document may be subject to review or appeal. Similarly, the failure of the Commission to attach a copy of this Notice to a document does not indicate the Commission's view that the document is not subject to review or appeal.

Fiscal Sustainability Plan DRAFT

For the Northport Village Corporation
Wastewater System



Dirigo Engineering
2 Dirigo Drive
Fairfield, ME 04937
207-453-2401

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List of Abbreviations

AC – Asbestos Cement Pipe
AIS – Asset Impact Score
ASL - Anticipated Service Life
ATS – Automatic Transfer Switch
BOD – Biochemical Oxygen Demand
CDBG – Community Development Block Grant
CF-Cubic Feet
CIP - Capital Improvements Plan
DEP - Department of Environmental Protection
DI – Ductile Iron Pipe
EPA - Environmental Protection Agency
GPD - Gallons per Day
GPM - Gallons per Minute
FCC – Federal Communications Commission
FOG – Fat, Oil, Grease
FSE – Food Service Establishment
FSP – Fiscal Sustainability Plan
GIS – Geographic Information System
HVAC – Heating, Ventilation and Air Conditioning
I&I – Infiltration and Inflow
mg/l – milligrams per liter
MG – Million Gallons
MGD - Million Gallons per Day
MGY -Million Gallons per Year
ng/l – nanograms per liter
OIT – Operator Interface Terminal
O&M – Operations and Maintenance
PFS - Probability of Failure Score
PIS - Pipe Impact Score
PLC – Programmable Logic Controller
PS – Pump station
PVC - Polyvinyl Chloride
RCP – Reinforced Concrete Pipe
RD - Rural Development
RFS -Risk of Failure Score
RPM – Revolutions Per Minute
RUL - Remaining Useful Life
SCADA – Supervisory Control & Data Acquisition
CWSRF – Clean Water State Revolving Loan Fund
TDH - Total Dynamic Head
VC/VCT – Vitrified Clay Tile Pipe
VFD- Variable Frequency Drive
WW – Wastewater
WWTP – Wastewater Treatment Plant

Maine CWSRF Fiscal Sustainability Plan (FSP) Certification

Loan Recipient: **Northport Village Corporation** CWSRF Loan Number: **C230330-01**

Project Name: **FSP/CAP Project**

The passage of the *Water Resources Reform and Development Act (WRRDA) of 2014* makes significant changes to Titles I, II, V, and VI of the *Federal Water Pollution Control Act*, as amended. Effective October 1, 2014, all loan recipients proposing to repair, replace, or expand their treatment works are required to develop and implement a Fiscal Sustainability Plan (FSP).

As stated in section 603(d)(1)(E) of the *Federal Water Pollution Control Act*, as amended:

"(E) for a treatment works proposed for repair, replacement, or expansion, and eligible for assistance under subsection (c)(1), the recipient of a loan shall –

(i) develop and implement a fiscal sustainability plan that includes –

(I) an inventory of critical assets that are part of the treatment works;

(II) an evaluation of the conditions and performance of inventoried assets or asset groupings;

(III) a certification that the recipient has evaluated and will be implementing water and energy conservation efforts as part of the plan; and

(IV) a plan for maintaining, repairing, and, as necessary, replacing the treatment works and a plan for funding such activities; or

(ii) certify that the recipient has developed and implemented a plan that meets requirements under clause (i);"

I XXXXXXXXXXXXXXX, of the **Northport Village Corporation** hereby certify that to the best of my knowledge that the Fiscal Sustainability Plan has been developed consistent with the criteria contained in the *Maine CWSRF Requirements and Guidance for a Fiscal Sustainability Plan* and has been fully implemented for the agreed upon asset planning area as described in the FSP Agreement.

_____ _____

(Signature) (Date)

Maine CWSRF
Water and Energy Conservation Certification

Loan Recipient: **Northport Village Corporation** CWSRF Loan Number: **C230330-01**

Project Name: **FSP/CAP Project**

The passage of the *Water Resources Reform and Development Act* (WRRDA) of 2014 makes significant changes to Titles I, II, V, and VI of the *Federal Water Pollution Control Act*, as amended. Effective October 1, 2014, all loan recipients proposing to repair, replace, or expand their treatment works are required to develop and implement a Fiscal Sustainability Plan (FSP).

As stated in section 603(d)(1)(E)(i)(III) of the *Federal Water Pollution Control Act*, as amended, as part of the FSP, the recipient of a Clean Water State Revolving Fund loan is required to certify that water and energy conservation efforts have been evaluated and will be implemented.

> *"(III) a certification that the recipient has evaluated and will be implementing water and energy conservation efforts as part of the plan;…"*

I **XXXXXXXXXXX**, of the **Northport Village Corporation** hereby certify to the Maine Department of Environmental Protection that we have evaluated and will be implementing water and energy conservation efforts as part of the Fiscal Sustainability Plan.

_____ _____

(Signature) (Date)

DIRIGO ENGINEERING
2 Dirigo Drive, Fairfield, Maine 04937 (207) 453-2401

July 14, 2026
#25031

Mr. Chuck Applebee
Northport Village Corporation
Northport, Maine 04849

RE: DRAFT Fiscal Sustainability Plan – Wastewater System

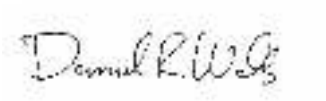
Dear Chuck:

This report includes a Draft Fiscal Sustainability Plan (FSP) for the Northport Village Corporation's sanitary sewer system. The FSP includes an inventory of assets, a conditional assessment, estimated service life, estimated replacement costs, and a criticality rating for the sewer system. The FSP also provides a 20-year plan for capital improvements and financial planning.

This plan satisfies the Maine Department of Environmental Protection funding requirements for a Fiscal Sustainability Plan. This FSP includes the treatment plant, collection system, pumping stations, and backup power needs.

Please review this report and provide us with your comments.

Sincerely,
Dirigo Engineering



Daniel R. Wells, P.E.
Project Manager

cc: Robert W. Hartley, Maine DEP

1.0 INTRODUCTION

This Fiscal Sustainability Plan (FSP) has been prepared for the Northport Village Corporation's (NVC) wastewater system. The purpose of this document is to provide NVC with a comprehensive fiscal plan for the long-term management of the assets associated with the sewer treatment plant, pumping stations, gravity sewers, and force mains. The FSP report includes:

- Inventory of Critical and Non-Critical Assets
- Inventory of Sewer Mains & Manholes
- Evaluation and Prioritization of Assets
- A Discussion of Water & Energy Conservation
- A Capital Improvements Plan

This FSP provides a fiscal plan for the maintenance, repair, and replacement of wastewater facilities, equipment, sewer mains, etc. over a 20-year planning period. The FSP should be considered a dynamic document and should be updated often to reflect current conditions of the system and document the improvements that have been made. Dirigo has made every attempt to gather data both onsite and through records research. Installation dates and inability to access certain manholes have hindered accuracy. This document is meant to be updated as new information is obtained, Dirigo recommends updating often.

2.0 EXECUTIVE SUMMARY

NVC owns and maintains a wastewater collection and treatment system that dates back to the late 1800's, evolving from a privy system to collection and treatment. Over the years NVC has made significant improvements and additions to the system. However, wastewater systems require continuous monitoring, maintenance and capital improvements to maintain functionality and reliability and to ensure continued compliance. Below is a summary of the most critical findings of this study.

Treatment System.
The treatment system is in good condition. Updates have been made periodically to the system. No near-term upgrades are required; however, maintenance will be required for the chemical feed systems and the composite sampler during the planning period. These items will fail and will require replacement. Keeping the driveway in good order will make maintenance quicker and easier for the operator. Replacing these items prior to failure is critical to allowing the system to continue operations. Continued concrete repairs to the Treatment Trains and manholes will be critical into the future, Dirigo recommends NVC set an annual schedule for assessment of the tanks and appurtenances.

Shore Road Pump Station
This pump station is critical to the area it serves. Upgrading pumps periodically and checking the piping and concrete structure will be critical to continued operation. Dirigo recommends that an upgrade should be made to the pumps and associated wet well equipment as soon as possible. The generator is original and should be upgraded due to age and possible issues with obtaining repair parts.

Collection System

The collection system was evaluated based on available information. Dirigo recommends that the inaccessible manholes be evaluated in the future. Once the operator gets the structures open it can then be evaluated and added to the list. The current collection system has been upgraded in many areas; however, the remaining VC pipe should be targeted for replacement or lining to reduce the I/I and potential for blockages. There were sags noted in the areas inspected but not to the point of causing an immediate need or replacement just annual maintenance. The manholes will need continued annual repairs such as raising and repairing covers so they are accessible for maintenance purposes. The right of ways needs to be kept clear by bushhogging twice a year after all the trees and limbs are cut back

Buildings

The Chlorination building; is fairly new and in good condition but will require regular maintenance and a new roof in 30 years. The Shore Road Pump Station, which was built in 1990, and appears to be in good condition. Items to be aware of are the roof, siding and electrical service. Dirigo had no information on possible updates to the building. If the roof is original, it should be replaced. The electrical should be upgraded when the pump station is upgraded.

Backup Power Systems

There are two generators within the system, one at the Treatment Plant and the other at the Shore Road Pump Station. The Treatment Plant generator was upgraded in 2020 and with regular maintenance should last beyond the scope of this iteration of the FSP. The Shore Road Pump Station generator was installed in 1988 and should be upgraded to a new generator as soon as practical.

3.0 GENERAL SYSTEM INFORMATION

3.1 History & General Information

Northport Village Corporation was established in 1915 by law of the Maine Legislature. The modern wastewater system was initially constructed in 1986 and currently serves 242 residential and governmental customers (as of 2021). The majority of those customers are seasonal. NVC is licensed to discharge up to a monthly average flow of 63,000 gallons and treats, on average, approximately XXX million gallons annually, which equates to XXXX MGD.

NVC's wastewater system began with the installation of sewer lines that discharged directly to Penobscot Bay in the late 1800's. Treatment of wastewater prior to ocean discharge was mandated by the Federal Clean Water Act of 1975 and in 1986 wastewater treatment was constructed. The current treatment system consists of a flow distribution manhole at the end of the collection system which distributes wastewater flow to three septic tank trains each with 4 tanks. Each train has a 31,000-gallon capacity, with a total system capacity of 93,000 gallons. From the tank trains, effluent flows through a metering & chlorination manhole into an 8,000-gallon chlorine contact tank. Effluent then flows through a de-chlorination manhole, into an outfall manhole, and to the ocean through a 12" SDR7 HDPE outfall pipe. The collection system includes manholes and gravity sewers collecting wastewater from the Broadway/Auditorium Park area in the northeast to Kelly Cove in the southwest. Collection includes 12 pump stations

but only one (1) is owned, operated, and maintained by the NVC. The other 11 are privately owned, operated and maintained.

The Outfall was replaced in 2011. Leaks in the Treatment train septic tanks were repaired in 2011. A new flat top was installed on the distribution manhole, new telemetry, new dechlorination conduit were installed in 2012 A new dechlorination system was installed in 2019. The Chlorination system and building were replaced/upgraded in 2020.

3.2 General System Description

The system is comprised of the following facilities:

- Wastewater Treatment
  - Primary treatment: The NVC has 3 parallel trains of four (4) Septic tanks that provide primary treatment.
  - Chemical disinfection: Injecting sodium hypochlorite into the metering manhole prior to flow through the chlorine contact chamber and de-chlorination prior to discharge.
  - Discharge: Outfall to Penobscot Bay through a 12" SDR7 HDPE pipe approximately 600 feet from shore at an approximate depth of 41' below mean tide.
- Pumping Stations & Force Mains
  - Primary Pumping Station: Located on Shore Road, this station collects all wastewater from Kelly Cove to just southeast of Cobe Road and pumps the wastewater via a 4" Ductile Iron force main to the gravity system northwest of Cobe Road.
  - Private Pumping Stations: The system includes 11 residential pumping stations that are privately owned. Nine (9) of the stations are along Shore Road. The three (3) other private stations serve single homes on George Street, Broadway, & Bluff Road.
- Sewer Manholes & Mains (based on GIS Information)
  - 3.08 miles of gravity sewers
    - 974 feet of VC
    - 150 feet of AC
    - 13,823 feet of PVC
    - 1328 feet of HDPE
  - 68 manholes
    - 37 manholes are precast
    - 31 manholes are unknown due to being inaccessible

The NVC system map is included in Appendix 6.

3.3 Discharge License

NVC has a Maine Pollution Discharge Elimination System (MEPDES) Permit #ME0100901 and a Maine Wastewater Discharge License (WDL) #W002575-6B-E-R last issued March 13, 2019. The current permit/license is in the Appendix. A summary of effluent limitations and routine monitoring requirements are found in Table 1.

Table 1 – Effluent Limitations & Monitoring Requirements

Effluent Characteristic	***Discharge Limitations***				***Monitoring Requirements***	
	Monthly Avg.	Daily Max.	Monthly Avg.	Daily Max.	Frequency	Sample type
Flow	63,000 gpd	---	---	---	Continuous	Recorder
BOD	107 lbs/day	Report lbs/day	203 mg/L	Report mg/L	1/Week	Composite
BOD removal %	---	---	30%	---	1/Month	Calculate
TSS	76 lbs/day	Report lbs/day	145 mg/L	Report mg/L	1/Week	Composite
TSS removal %	---	---	50%	---	1/Month	Calculate
Settleable solids	---	---	Report (mg/L)	Report mg/L	1/Week	Grab
Fecal Coliform Bacteria	---	---	14 cfu/100mL	31 cfu/100mL	1/Week	Grab
E. coli Bacteria (April 15 to October 31 each year)	---	---	8 cfu/100mL	54 cfu/100mL	1/Week	Grab
Total Residual Chlorine	---	---	---	0.3 mg/L	1/Day	Grab
pH	6.0 – 9.0 SU				5/Week	Grab
Mercury (total)	---	---	33.4 ng/L	50.1 ng/L	1/Year	Grab

3.4 Staff

The public water and wastewater systems are operated as a department of the Northport Village Corporation. The department is operated by a licensed operator and a village agent as well as a part time office clerk. The department is overseen by a 5-person utilities committee that meets monthly.

4.0 CRITICAL ASSETS

4.1 General

Critical assets of the NVC sewer system are those items that are needed to maintain the safe and sanitary operation and treatment of wastewater in a manner that is fully compliant with all applicable regulations. Critical assets are those assets that serve the entire system or large segment of the system. Below is a list of critical assets in the Northport Village Corporation's sewer system:

- Treatment System
  - Flow Structures
  - Septic Tanks
  - Chlorine Contact Tank
  - Chlorination Building & Monitoring Equipment
- Outfall
- Shore Road Pump Station & Force Main
- Controls, communications, and alarms
- Collection system

Sewer mains, manholes, and mobile equipment are also vital but are considered less critical because those items do not serve the entire system or large segment of the system in the way the items above do. This factors into the asset criticality rating defined later in this report. This section provides information on those critical assets shown above as well as assets that are considered less critical. Included in the Appendix is a list of critical and non-critical assets as well as an inventory of sewer mains and manholes.

4.2 Critical Assets Inventory

4.2.1 Description

The critical assets inventory includes descriptions of assets, year installed, expected service life, conditions, etc. The expected service life is the first step in determining the remaining useful life of each asset. This is done by determining the date of installation and assigning anticipated service life (ASL) to each asset. Dirigo has estimated the anticipated service life of the assets based on various factors including:

- Accepted industry standards for typical service life of concrete and wooden structures in Maine.

- Accepted industry standards for mechanical and electrical equipment used in public wastewater treatment and pumping systems, AND based on the typical time period for which replacement parts may be readily available, AND the time frame in which no major maintenance should be anticipated, AND assuming the asset is operated at its design point for speed, power, and hours of usage throughout its life.

This does not intend to mean that when an asset reaches the age of its estimated service life that it will fail catastrophically, but that the likelihood of failure increases, and that the occurrence of minor failures increases. Minor failures could include pump seal failures, a water pump goes in the generator, coatings delaminate, check valves springs lose elasticity, electrical relays fail, etc.

Regular maintenance of assets including replacement of worn components, regular greasing, recoating/painting, etc. can extend the actual service life of an asset significantly. Deferred maintenance and extreme conditions or abuse can shorten actual service life significantly.

For this study, Dirigo used the Anticipated Service Life noted in Table 6 (pg. 10).

4.3 Treatment System

4.3.1 Description

The treatment facility is located at the ocean side of Ruggles Park between the Pier and the Yacht Club. The initial facility was constructed in 1989 and included: a 6' diameter precast flow distribution manhole with 3 – 60° V-Notch Weirs, 12 septic tanks arranged in 3 equal trains with each train having 31,000-gallon capacity, a 6' diameter precast flow measuring and chlorination manhole with 90° V-Notch Weir, a 12'x6' wood frame chlorination flow metering building, an 8,000-gallon precast concrete chlorine contact chamber with 4" thick precast concrete baffles, a 5' diameter precast de-chlorination manhole, a 5' diameter precast concrete effluent outfall manhole, and finally a 14" diameter 335' long cast iron outfall pipe. The treatment facility is licensed to discharge up to 63,000 GPD based on an average monthly flow.

The treatment facility has been upgraded through several projects since its initial installation:

- 2011: Leaks were repaired in tanks 1 and 2 of train 3 during the outfall replacement project.
- 2012: The flat top and hatch on the existing flow distribution manhole were replaced. Isolation Gate Valves were installed in the distribution pipes between the flow distribution manhole and the tank trains. New flow risers were installed between tanks 2 and 3 of each train. New 2" conduit for dichlorination was installed from the existing flow metering building. New Milltronics Transducers were installed in the flow measuring manhole.
- 2019: A Norweco Tri-Max tablet de-chlorination system was installed in the de-chlorination manhole. The precast top and hatch were also replaced.
- 2020: A new 12'x9' chlorination building was constructed. This project included the cast-in-place concrete foundation, wood framed building, controls, dialer, chart recorder, sampler, chemical tank, and relocation of chemical feed pumps. This project also included installation of a new backup generator and replacement of precast concrete top and hatch on the metering manhole.

4.3.2 Conditional Assessment

The treatment system has been modernized and updated recently (2020). There are no improvements or major repairs needed in the near future, however, within the 20-year planning period, the NVC should anticipate replacing the asphalt shingle roof of the building, paint the cedar shakes on the siding, and replace chemical pumps, scales, instrumentation, etc.

4.4 Outfall

4.4.1 Description

The effluent outfall pipe is a 12" SDR 7 IPS HDPE Pipe that extends approximately 600 feet into Penobscot Bay from the precast concrete outfall manhole at the treatment facility. This outfall was installed in 2011 to replace the former degraded 14" CI and DI outfall. The effluent outfall is buried in the intertidal area from the outfall manhole to approximately 250' out from the manhole. The pipe transitions to ocean bottom installation and extends another 350' out to an

invert depth of 41' below mean tide. The outfall pipe is anchored in the ocean bottom area with precast concrete anchor rings. The outfall is marked with two "No Anchor" buoys.

4.4.2 Conditional Assessment

CCTV inspection of the outfall was completed in the summer of 2025. Based on the inspection, the outfall is free of internal defects and damage and is installed with consistent downhill slope. Length, size, & pipe type are consistent with as-built records. There are no recommended improvements or repairs recommended for the outfall.

4.5 Pump Stations

The NVC Sewer System has one major pumping station (Shore Road Pump Station) owned and operated by NVC and 11 privately owned residential stations. For the purposes of this report, only the Shore Road Pump Station is an asset of NVC the other pump stations are privately owned and operated.

4.5.1 Description

Shore Road Pump Station receives wastewater from all customers south of Cobe Road including Kelly Cove subdivision. The pump station discharges through a 4" ductile iron force main that runs approximately 700' northwest along Shore Road and discharges in a manhole at the intersection of Cobe Road and Shore Road.

Table 2 – Pump Station Details	
Type	Duplex submersible pumps
Date Installed	1988
Date Renewed	Unknown
Pumps 1 and 2	Myers
Motors	7.5 HP, 230V, 3 Phase Open Delta
Discharge	4"
Generator	15 KW Onan Generator

Shore Road Pump Station is a wet well pump station with two (2) submersible no-clog pumps and a precast concrete wet well. The wet well has a top elevation of 38' above sea level. The controls and backup generator are housed in a separate slab-on-grade, non-insulated, wood frame controls building near the wet well. The finish floor elevation for the controls building is 39'. Control panel is an Ohio electric panel updated in 2010. Pumps are operated by wet well level indicated by floats. Pumps have motor starters for pump operation.

Backup power is provided by a 15KW propane fired generator manufactured by Onan, with underground propane tank, and automatic transfer switch. The generator was installed in 1988.

4.5.2 Conditional Assessment

The Shore Road Pump Station is in reasonable condition for its age. This pump station is critical to the area it serves. Upgrading pumps periodically and checking the piping and concrete structure will be critical to continued operation. Dirigo recommends that an upgrade should be made to the pumps, motor starters, other electrical components and associated wet well equipment as soon as possible. The generator is original and should be upgraded due to age and possible issues with obtaining repair parts.

4.6 Sewer Mains & Manholes

4.6.1 Description

The NVC Sewer System contains approximately 15,675 feet of gravity sewer mains and 68 manholes. The sewer collection system originally dates back to pre-1900 but much of the system has been upgraded through various projects over the years. Those projects are described as follows:

- 1986: Replacement of system on portions of Rogers Lane, Sea Street, Oak Street, Ruggles Park, Griffin Street, Clinton Avenue, Bay Street, Bayview Lane, Broadway, Grove Street, George Street, & Bluff Road.
- 1988/89: Sewer interceptor replacements along Shore Road and Ruggles Park Area.
- Prior to 2003 Kelly Cove Lane and Island View Road areas were installed and connected to the system.
- 2003: Sewer replacements on Shore Road, Park Row, Broadway, George Street, Griffin Street, Main Street, & Oak Street.
- 2012: Sewer replacements on Cobe Road and Bluff Road.
- 2016: Replacement of the sewer system on Maple Street.

The following tables show the sewer collection system characteristics by size, type, and age based on GIS information collected and edited by Dirigo Engineering.

Table 3 – Sewer Main Length by Size & Type

	Type				
Diameter (inch)	**HDPE**	**PVC**	**VC**	**AC**	**Total**
4	163	1086	169	---	**1418**
6	---	2908	727	---	**3635**
8	565	9285	78	150	**10078**
10	---	544	---	---	**544**
Totals	**1328**	**13823**	**974**	**150**	***15675***

Table 4 – Sewer Main Length by Age & Type					
	Type				
Age	**HDPE**	**PVC**	**VC**	**AC**	**Total**
≤ 10	0	308	0	0	**308**
10 - 15	0	921	0	0	**921**
16 - 20	0	0	0	0	**0**
21 - 25	0	3597	0	0	**3597**
26 - 30	0	0	0	0	**0**
31 - 35	0	0	0	0	**0**
36 - 40	0	1271	0	0	**1271**
Unknown	727	7726	975	150	**9578**
Totals	**727**	**13823**	**975**	**150**	***15675***

Table 5 – Sewer Manholes by Type	
Manhole Type	**Quantity**
Precast Concrete	37
Cast-in-Place	0
Block/Brick	0
Unknown	31
Total Manholes	**68**

4.6.2 Conditional Assessment

A partial CCTV inspection of the sewer system was completed in the summer of 2025 along Shore Road and Kelly Cove Lane. The inspection revealed some minor sags and debris in portions of the Shore Road mains and apparent infiltration near the terminus of the shore road force main and at a service near manhole 3135 on Kelly Cove Lane.

A manhole inventory and inspection was completed in late 2024. A number of manholes could not be opened because they were paved over or buried (24 of the 68). The most common defect found was debris in the flow channel. Please see the attached Manhole Inspection Table for additional information.

It is recommended that all manholes be adjusted to grade so that each can be accessed when needed. Dirigo recommends removing debris from manhole channels and repairing damaged or deficient grout, manhole joints, etc. Tree clearing and maintaining the Right of Way for all mains not along roads is critical for accessibility.

5.0 EVALUATION AND PRIORITIZATION OF ASSETS

This section defines how the assets are evaluated and prioritized. Appendix 3 is a critical asset inventory and in Appendix 4 is the evaluation of the critical assets. That evaluation is based on the data in this section.

5.1 Remaining Useful Life (RUL)

The first step in the assessment is calculation of the remaining useful life (RUL) of each asset in the system. This is done by determining the date of installation and assigning an anticipated service life (ASL) to each asset. For this study, we used the following ASL's.

Table 6 – Anticipated Service Life	
Asset	**Anticipated Service Life (ASL)**
Gravity sewer mains & manholes	
HDPE/PVC Gravity Sewer	100
VC Gravity Sewer	100
AC & Concrete Gravity Sewer	75
Precast manholes	100
Fieldstone/brick manholes	75
Force mains	
PVC/HDPE Force Main	100
Ductile Iron Force Main	80
Pump Stations	
Dry-pit pumps & valves	25
Submersible pumps and valves	20
Electrical systems	25
Telemetry & controls	20
Floats & transducers	15
Wetwell	100
Flow Meters	25
Generators/ATS	30
Treatment Plant	
Septic Tank	75
Buried Valves	75
Yard piping	75
Chemical tanks	20
Chemical feed system	5
Dechlorination facility	30
Composite Sampler	10

Hatch	40
Manhole covers	25
Buildings	
Concrete	100
CMU w/brick veneer	75
Wood framed	50
Heating Systems	25
Doors & Windows	25
Roofs	25

The remaining useful life of each asset is then determined by subtracting the assets age from the appropriate anticipated service life.

5.2 Probability of Failure

Probability of failure is assigned to each asset with a score of 1 to 10 based on remaining useful life. The higher scores indicate older assets with less remaining life. Newer assets with longer anticipated service lives would receive the lowest score.

Table 7 - Probability of Failure	
RUL (Years)	**Probability of Failure**
0-3	10
4-6	9
7-9	8
10-13	7
14-17	6
18-21	5
22-25	4
26-29	3
30-33	2
More than 33	1

5.3 Impact Criteria (Consequence of Failure)

After each asset is assigned a probability of failure number, the effect of failure is evaluated for several factors. This part of the analysis is often referred to as the Consequence of Failure.

The four factors chosen for this evaluation include:

- Customer Criticality – based on importance of customers
- Land Use – pattern of development in asset area
- Cost of Replacement

- Service Demand – based on what portion of the system the asset serves

Each asset is assigned a value of between 1 and 5 for each factor. All factors are weighted equally.

5.3.1 Customer Criticality

Critical customers include nursing homes, hospitals, schools, business centers, industrial users, police and fire stations.

The ranking is based on the number of critical customers served by an asset as indicated in the following table.

Table 8 - Customer Criticality Score

No. of Critical Customers Served	Score
More than 1	5
1	3
None	1

For mobile equipment a score of 2 was used. For the Maintenance garage a score of 3 was used.

5.3.2 Land Use

This factor considers the relative importance of the development in the area served by the sewer system asset. High rankings are given to densely built-up areas and low rankings are assigned to less developed areas.

Table 9 - Land Use Score

Land Use	Local Example	Score
Community	Community Center, Town Office, etc.	5
Industrial	Food processing	4
Commercial/Mixed Use	Downtown	3
Residential	Urban densely populated	2
Residential	Rural	1

For mobile equipment a score of 2 was used. For the Maintenance garage a score of 3 was used.

5.3.3 Replacement Cost

The cost of replacement is an important consideration in evaluating impact criteria. Using estimated cost of replacement values, we have assigned the scores in the following table. The more costly the replacement, the higher the score.

Table 10 - Cost	
Cost of Replacement	**Score**
>$300,000	6
$200,001 - $300,000	5
$100,001 - $200,000	4
$50,001 – $100,000	3
$10,001 – $50,000	2
< $10,000.00	1

5.3.4 Demand

This item considers the demand placed on the assets in the Northport Village Corporation system. For example, a failure of the treatment plant would cause a more significant interruption than the failure of the Shore Road Pump Station. Upstream connections are used for determining relative demand for the scoring in Table 11. The more of an area that the asset serves, the higher the score.

Table 11 - Demand	
Service Area	**Score**
>100 connections	6
51 - 100 connections	5
21 - 50 connections	4
6 - 20 connections	3
5 or fewer	1

5.3.5 Asset Impact Score (AIS)

The scores are added together for each asset to develop an Asset Impact Score ranking or relative importance of each asset in the sewer system. The maximum score is 20, indicating an asset that is critical to NVC. Lower scores indicate lower importance.

5.3.6 Risk of Failure (Criticality)

The final part of the analysis is to multiply the Probability of Failure (POF) Score and the Asset Impact Score (AIS) to provide a Risk of Failure Score (RFS) for each critical asset.

The Risk of Failure is determined by the following relation:

Probability of Failure (POF) x Asset Impact Score (AIS) = Risk of Failure Score (RFS).

The maximum score for POF is 10 and the minimum is 1. The possible range for the AIS is 4 to 26. The range of possible Risk of Failure Scores is 4 to 220. An RFS score on the low end of this range indicates an asset that is not in need of replacement. A higher score indicates priority for asset replacement.

An Asset Replacement Priority table was developed based on the RFS. The table is divided into four areas of Risk of Failure ranging from Very Low to High priority for replacement. Table 12 is the RFS table summary. The asset evaluation in Appendix uses these color codes to prioritize improvements.

Table 12 – Risk of Failure Score

Probability of Failure	Asset Inventory Score (AIS)																		
	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
2	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44
3	12	15	18	21	24	27	30	33	36	39	42	45	48	51	54	57	60	63	66
4	16	20	24	28	32	36	40	44	48	52	56	60	64	68	72	76	80	84	88
5	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110
6	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132
7	28	35	42	49	56	63	70	77	84	91	98	105	112	119	126	133	140	147	154
8	32	40	48	56	64	72	80	88	96	104	112	120	128	136	144	152	160	168	176
9	36	45	54	63	72	81	90	99	108	117	126	135	144	153	162	171	180	189	198
10	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220

Replacement Priority
Lowest Priority
Low Priority
Medium Priority
High Priority

As improvements are made to the system, the lower priority assets move up in priority. The asset replacement ranking should be re-visited every 5 years or so to keep the sewer system up to date. The evaluation and prioritization data for the critical assets in NVC's sewer system can be found in the Appendix. The charts are color coded by priority using the scheme in Table 12.

6.0 WATER & ENERGY CONSERVATION

6.1 Energy Use

The energy used at NVC is dependent on flows, therefore keeping the flows as low as possible will limit electrical consumption at the treatment plant. In addition, the recommended upgrade at the Shore Road Pump Station will utilize the most energy-efficient pumps that fit the needs of NVC.

6.2 Wastewater Flow Management

A comparison of Water sold versus wastewater discharged should be done annually to verify that the wastewater being discharged does not exceed the water going into the homes. This would indicate an excessive I/I problem and would require investigation to determine the source of the extra water. At that point a repair would need to be made to eliminate the water source. Table 15 shows the total treated flow and precipitation which indicates the flow is significantly impacted by precipitation. But without further study we cannot derive what the biggest contributors might be.

Table 15 Total Gallons Treated (MG)

	2022	**2021**	**2020**	**2019**	***Avg***
Jan	18.53	25.25	21.07	27.66	*23.1*
Feb	21.33	14.81	17.58	17.84	*17.9*
Mar	49.67	36.32	32.91	31.71	*37.7*
Apr	128.94	88.49	129.67	144.11	*122.8*
May	48.48	33.22	47.38	57.71	*46.7*
Jun		22.54	17.74	28.17	*22.8*
Jul		19.95	16.36	17.4	*17.9*
Aug		15.97	8.87	15.27	*13.4*
Sep		6.13	13.7	19.83	*13.2*
Oct		20.15	35.52	22.92	*26.2*
Nov		25.27	24.07	25.2	*24.8*
Dec		31.58	49.9	40.33	*40.6*
Total		**339.68**	**414.77**	**448.15**	*400.9*
Precipitation (inches)		37.1	35.9	41.54	*38.2*
Total Snow (inches)		106.2	145.7	154.5	*135.5*

7.0 CAPITAL IMPROVEMENTS PLANNING

7.1 Recommended Capital Improvements

A 20-year Capital Improvements Plan is intended to provide a guideline, or roadmap for capital improvements over the next 20 years. This is not a maintenance plan but includes costs for on-going maintenance to help plan for the required sewer budget in the future. The plan is prioritized based on the analysis completed in Section 3. Included in the Appendix is a detailed

Capital Improvement Plan in 5-year increments. Details of the Plan are discussed in the following sections.

7.1.1 Treatment System

Recommended Capital improvements to the Treatment System Include:

- Maintenance of the Chlorination Building and making repairs as necessary
- Replace the Manhole structures on site
- Annual inspection of Treatment Tanks replace when required
- Replace doors
- Replace Chemical feed pumps and appurtenances
- Control Panel upgrades
- Replace composite sampler
- Replace Backup generator
- Redo driveway

7.1.2 Shore Road Pump Station

Recommended Capital Improvements to the Shore Road Pump Station

- Complete upgrade of Pumps and piping I the wet well of the pump station
- Upgrade the electrical service
- Upgrade the electrical controls
- Replace Roof
- Replace the generator
- Upgrade telemetry

7.1.3 Sewer Mains & Manholes

Recommendation for sewer mains and manholes

- Finish opening all manholes and evaluating structures
- Re mortar manhole risers
- Epoxy inject leaking manholes
- Start an annual program to rehabilitate manhole structures

7.1.4 Buildings

Recommended Capital Improvements to the Shore Road Pump Station

- Replace roof Shore Road Pump Station
- Upgrade electrical Service
- Replace/ Stain cedar shake siding
- Regular maintenance

7.1.5 Mobile Equipment

Mobile Equipment is not part of this study, it is Dirigo's understanding that these items are part of the NVC as a whole and not specific to the sewer operation.

7.2 Future Consideration

New regulations and Discharge limit changes may require wastewater upgrades for improved treatment may be necessary and should be planned for in advance. Sea level rise according to the NOAA web site will become an issue over the next 50 years and should be addressed. Nutrient limits are being revised for discharges constantly in an effort to make the environment as pristine as possible. Nitrogen is the current Nutrient that is being focused on. Keep abreast of the proposed rules and regulations so any upgrades can be planned for in advance.

In addition, the treatment plant is located adjacent to Penobscot Bay only 12.0 feet above sea level. By 2050 NOAA predicts the sea level to rise 1.5 feet to 6.5' with storm surges to 16.0 feet which could significantly impact the treatment plant. The NVC should consider alternatives now and secure any land that may be needed. Further information is included in the Climate Adaptation Plan under separate cover.

7.3 Funding

User fees are the primary source of revenue and therefore the primary source of funding for capital improvements and O&M. The NVC also has several options for funding major improvements, such as major pump station renewal projects, major piping projects, etc. These options include:

- Maine DEP Clean Water SRF program
- USDA Rural Development
- CDBG
- Northern Border Regional Commission
- Congressionally Directed Spending

Appendix 1 – Wastewater Discharge License

AUTHORIZATION TO DISCHARGE UNDER CLEAN WATER ACT SECTION 301 (h) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

In compliance with the provisions of the Federal Clean Water Act, as amended, (33 U.S.C. §§1251 et seq.; the "CWA"), and Title 38 Maine Revised Statutes § 414-A et seq.,

Northport Village Corporation
813 Shore Rd.
Northport, Maine 04849

is authorized to discharge from a facility located at

Main Street, Northport, Maine

to receiving water named Penobscot Bay – Northport, Maine

in accordance with effluent limitations, monitoring requirements and other conditions set forth herein.

This NPDES permit shall become effective on the first day of the calendar month following 60 days after signature by both the Director of the United States Environmental Protection Agency (EPA or Region 1) and the Commissioner of the Maine Department of Environmental Protection (MEDEP or the Department). This Waste Discharge License (WDL) shall become effective immediately upon signature by the Commissioner of the Maine Department of Environmental Protection.

Both the NPDES permit and WDL shall expire concurrently at midnight, five (5) years from the date of signature by the Commissioner of the Maine Department of Environmental Protection.

This permit supersedes the NPDES permit/WDL issued on March 21, 2019. This permit consists of the National Pollutant Discharge Elimination System Permit including effluent limitations and monitoring requirements (Part I) and MEPDES Standard Conditions Applicable to All Permits, (last revised July 1, 2002), EPA NPDES Part II Standard Conditions (April 26, 2018), and Attachment A Effluent Mercury Test Report.

Signed this ____day of _____

KENNETH MORAFF Digitally signed by KENNETH MORAFF Date: 2025.02.19 15:20:48 -05'00'

Ken Moraff, Director
Water Division
Environmental Protection Agency
Boston, Massachusetts

Signed this 18 day of February

Brian Kavanah

for Melanie Loyzim, Commissioner
Maine Department of Environmental Protection
Augusta, Maine

IN THE MATTER OF

NORTHPORT VILLAGE CORPORATION,	)	
WALDO COUNTY, MAINE	)	NATIONAL POLLUTANT
PUBLICLY OWNED TREATMENT WORKS	)	DISCHARGE ELIMINATION SYSTEM
ME0100901	)	WASTE DISCHARGE LICENSE
W002575-6B-I-R	)	
	)	
APPROVAL	)	
	)	**RENEWAL**

Pursuant to the provisions of the Federal Water Pollution Control Act, Title 33 USC, Section 1251, et seq., and 38 M.R.S., Section 414 A et seq., and applicable regulations, the U.S. Environmental Protection Agency (EPA or Region 1) and the Maine Department of Environmental Protection (MEDEP or the Department) have considered the application of the Northport Village Corporation (NVC or permittee), with its supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

APPLICATION SUMMARY

The permittee has applied for renewal of a combined National Pollutant Discharge Elimination System (NPDES) permit #ME0100901 and Maine Waste Discharge License (WDL) # W002575-6B-E-R that was issued on March 14, 2019 and expired on March 14, 2024. The permit/license (permit) authorizes the discharge of up to a monthly average flow of 63,000 gallons per day (gpd) of primary treated sanitary waste water to Penobscot Bay, Class SB, in Northport, Maine.

PERMIT SUMMARY

This permitting action is similar to the previous permitting action in that it carries forward:

1. The monthly average flow limitation of 63,000 gpd.

2. The monthly average technology-based requirements to achieve a minimum of 30% removal of biochemical oxygen demand (BOD) and a minimum of 50% removal for total suspended solids (TSS).

3. The monthly average technology-based mass limitations for BOD and TSS.

4. The daily maximum concentration reporting requirement for settleable solids.

5. The enterococci, fecal coliform, and mercury limits.

CONCLUSIONS

BASED on the findings in the Fact Sheet dated October 23, 2024 and subject to the Conditions listed below, the EPA and the Department make the following conclusions:

1. The discharge, either by itself or in combination with other discharges, will not lower the quality of any classified body of water below its classification.

2. The discharge, either by itself or in combination with other discharges, will not lower the quality of any unclassified body of water below the classification which the Department expects to adopt in accordance with state law.

3. The provisions of the State's antidegradation policy, 38 M.R.S. Section 464(4)(F), will be met, in that:

   (a) Existing in-stream water uses and the level of water quality necessary to protect and maintain those existing uses will be maintained and protected;

   (b) Where high quality waters of the State constitute an outstanding national resource, that water quality will be maintained and protected;

   (c) Where the standards of classification of the receiving water body are not met, the discharge will not cause or contribute to the failure of the water body to meet the standards of classification;

   (d) Where the actual quality of any classified receiving water body exceeds the minimum standards of the next highest classification, that higher water quality will be maintained and protected; and

   (e) Where a discharge will result in lowering the existing quality of any water body, the Department has made the finding, following opportunity for public participation, that this action is necessary to achieve important economic or social benefits to the State.

4. The discharge will be subject to effluent limitations that require application of best practicable treatment.

ACTION

THEREFORE, the USEPA and the Department APPROVE the above-noted application of the NORTHPORT VILLAGE CORPORATION, to discharge up to a monthly average of 63,000 gpd of primary treated waste waters to Penobscot Bay, Class SB, in Northport, Maine, SUBJECT TO THE ATTACHED CONDITIONS, and all applicable standards and regulations including:

1. *"Maine Pollutant Discharge Elimination System Permit Standard Conditions Applicable To All Permits,"* revised July 1, 2002, and *EPA NPDES Part II, Standard Conditions,* (April 2018) copies attached.

2. The Conditions on the following pages.

3. If a renewal application is timely submitted and accepted as complete for processing prior to the expiration of this permit, the terms and conditions of this permit and all subsequent modifications and minor revisions thereto shall remain in effect until a final decision on the renewal application becomes effective (See 40 C.F.R. § 122 6). [*Maine Administrative Procedure Act*, 5 M.R.S. § 10002 and *Rules Concerning the Processing of Applications and Other Administrative Matters*, 06-096 CMR Ch. 2(20)(A) (amended June 9, 2018)].

Date of initial receipt of application: November 28, 2023
Date of application acceptance: December 19, 2023

This order prepared by jointly LAURA CROSSLEY, Bureau of Water Quality and MERIDITH FINEGAN, EPA Region I.

PART I – EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

A. REGULATORY AUTHORITY

1. This authorization to discharge includes two separate and independent permit authorizations. The two permit authorizations are (i) a federal National Pollutant Discharge Elimination System permit issued by the U.S. Environmental Protection Agency (EPA or Region 1) pursuant to the Federal Clean Water Act, 33 U.S.C. §§1251 et seq.; and (ii) an identical state Waste Discharge License (WDL) issued by the Commissioner of the Maine Department of Environmental Protection (MEDEP or the Department) pursuant to the Maine law, 38 M.R.S., Section 414-A et seq., and applicable regulations. All of the requirements contained in this authorization, as well as the standard conditions contained in Maine Standard Conditions found in 06-096 C.M.R Ch. 523, are hereby incorporated by reference into this surface water discharge permit/license (permit).

2. This authorization also incorporates the state water quality certification issued by MEDEP under § 401(a) of the Federal Clean Water Act, 40 C.F.R. § 124.53. All of the requirements (if any) contained in MEDEP's water quality certification for the permit are hereby incorporated by reference into this state permit.

3. Each agency shall have the independent right to enforce the terms and conditions of this permit. Any modification, suspension or revocation of this permit shall be effective only with respect to the agency taking such action, and shall not affect the validity or status of this permit/license as issued by the other agency, unless and until each agency has concurred in writing with such modification, suspension or revocation. In the event any portion of this permit is declared invalid, illegal or otherwise issued in violation of state law such permit shall remain in full force and effect under federal law as a NPDES Permit issued by the U.S. Environmental Protection Agency. In the event this permit/license is declared invalid, illegal or otherwise issued in violation of federal law, this permit shall remain in full force and effect under state law as a WDL issued by the State of Maine.

B. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

1. During the period beginning on the effective date and lasting through expiration, the permittee is authorized to discharge primary treated effluent from outfall serial number 001A to Penobscot Bay. Such discharge must be limited and monitored as specified below.

Effluent Characteristic	Discharge Limitations				Monitoring Requirement	
	Monthly Average	Daily Maximum	Monthly Average	Daily Maximum	Measurement Frequency	Sample Type
Flow *[50050]*	63,000 gpd *[07]*	---	---	---	Continuous *[99/99]*	Recorder *[RC]*
BOD *[00310]*	107 lbs/day *[26]*	Report lbs/day *[26]*	203 mg/L *[19]*	Report, mg/L *[19]*	1/Week *[01/07]*	Composite *[24]*
BOD % Removal (1) *[50076]*	---	---	30 % *[23]*	---	1/Month *[01/30]*	Calculate *[CA]*
TSS *[00530]*	76 lbs/day *[26]*	Report lbs/day *[26]*	145 mg/L *[19]*	Report, mg/L *[19]*	1/Week *[01/07]*	Composite *[24]*
TSS % Removal (1) *[81011]*	---	---	50 % *[23]*	---	1/Month *[01/30]*	Calculate *[CA]*
Settleable Solids *[00545]*	---	---	Report (ml/L) *[25]*	Report (ml/L) *[25]*	1/Week *[01/07]*	Grab *[GR]*
Fecal Coliform Bacteria (2) *[31615]* (year-round)	---	---	14 cfu/100 mL *[30]*	31 cfu/100 mL *[30]*	1/Week *[01/07]*	Grab *[GR]*
Enterococci bacteria (2,4) *[61211]* (April 15th – October 31st each year)	---	---	8 cfu/100 mL *[30]*	54 cfu/100 mL *[30]*	1/Week *[01/07]*	Grab *[GR]*

Total Residual Chlorine [3,4] *[50060]*	---	---	---	0.3 mg/L *[19]*	1/Day *[01/01]*	Grab *[GR]*
pH (Std. Units) *[00400]*	The pH must not be less than 6.0 or greater than 9.0 at any time.				5/week *[01/01]*	Grab *[GR]*
Mercury (Total) [4,5] *[71900]*	---	---	33.4 ng/L *[3M]*	50.1 ng/L *[3M]*	1/Year *[01/YR]*	Grab *[GR]*

The italicized numeric values bracketed in the table above are code numbers that Department personnel use to code the monthly Discharge Monitoring Reports (DMR's).

Footnotes:

1. Percent removal - The permittee shall achieve at least 30% removal for BOD and 50% removal for TSS. For the purposes of calculating a monthly average percent removal, the permittee shall use the measured monthly average influent and effluent concentrations.

   Calculating BOD_5 Monthly Average 30% Removal Limit

   $\frac{(290\ mg/L - X\ mg/L) * (100\%)}{(290\ mg/L)} = Y\ \%\ Removal$

   Where 290 mg/L is the default influent BOD_5 Concentration in mg/L
   X = Monthly Average BOD_5 effluent concentration in mg/L
   Y = Actual Monthly Average BOD_5 Percent Removal

   Calculating TSS Monthly Average 50% Removal Limit

   $\frac{(290\ mg/L - X\ mg/L) * (100\%)}{(290\ mg/L)} = Y\ \%\ Removal$

   Where 290 mg/L is the default influent TSS Concentration in mg/L
   X = Monthly Average TSS effluent concentration in mg/L
   Y = Actual Monthly Average TSS Percent Removal.

2. Fecal coliform and enterococci bacteria – The monthly average limits for fecal coliform and enterococci are expressed as and must be reported as a geometric mean. Enterococci bacteria limitations and monitoring requirements are in effect between April 15th – October 31st of each year beginning April 15, 2020. The EPA and Department reserves the right to impose the limitation on a year-round basis to protect the health, safety and welfare of the public.

3. Total residual chlorine (TRC) – Limitations and monitoring requirements for TRC are in effect whenever elemental chlorine or chlorine-based compounds are utilized for disinfection or cleaning. The permittee shall utilize approved test methods that are capable of bracketing the limitations in this permit.

4. Required for State Certification.

5. Mercury – All mercury sampling (1/Year) required to determine compliance with interim limitations established pursuant to *Interim Effluent Limitations and Controls for the Discharge of Mercury*, 06-096 CMR 519 (last amended October 6, 2001) shall be conducted in accordance with EPA's "clean sampling techniques" found in EPA Method 1669, Sampling Ambient Water For Trace Metals At EPA Water Quality Criteria Levels. All mercury analyses shall be conducted in accordance with EPA Method 1631E, Determination of Mercury in Water by Oxidation, Purge and Trap, and Cold Vapor Atomic

Fluorescence Spectrometry. See Attachment A, *Effluent Mercury Test Report*, of this permit for the Department's form for reporting mercury test results. Compliance with the monthly average will be based on the cumulative arithmetic mean of all mercury tests results that were conducted utilizing sampling Methods 1669 and analysis Method 1631E on file with the Department for this facility.

2. Sampling

Sampling for all parameters must be collected after the last treatment process prior to discharge to the receiving water. Sampling and analysis must be conducted in accordance with; a) methods approved by 40 Code of Federal Regulations (C.F.R.) Part 136, b) alternative methods approved by the Department in accordance with the procedures in 40 C.F.R. Part 136, or c) as otherwise specified by the Department. Samples that are sent out for analysis must be analyzed by a laboratory certified by the State of Maine's Department of Health and Human Services for wastewater. Samples that are analyzed by laboratories operated by waste discharge facilities licensed pursuant to Waste Discharge Licenses 38 M.R.S. § 413 are subject to the provisions and restrictions of Maine Comprehensive and Limited Environmental Laboratory Accreditation Rule, 10-144 CMR 263 (last amended March 15, 2023). If the permittee monitors any pollutant more frequently than required by the permit using test procedures approved under 40 C.F.R. part 136 or as specified in this permit, all results of this monitoring must be included in the calculation and reporting of the data submitted in the Discharge Monitoring Report.

In accordance with 40 C.F.R. § 122.44(i)(1)(iv), the permittee must monitor according to sufficiently sensitive test procedures (i.e., methods) approved under 40 C.F.R. Part 136 or required under 40 C.F.R. Chapter I, Subchapter N or O for the analysis of pollutants or pollutant parameters limited except WET). A method is considered "sufficiently sensitive" when: (1) The method minimum level (ML) is at or below the level of the effluent limit established in this permit for the measured pollutant or pollutant parameter; or (2) The method has the lowest ML of the analytical methods approved under 40 C.F.R. Part 136 or required under 40 C.F.R. Chapter I, Subchapter N or O for the measured pollutant or pollutant parameter.

The term "minimum level" refers to either the sample concentration equivalent to the lowest calibration point in a method or a multiple of the method detection limit (MDL), whichever is higher. Minimum levels may be obtained in several ways: They may be published in a method; they may be based on the lowest acceptable calibration point used by a laboratory; or they may be calculated by multiplying the MDL in a method, or the MDL determined by a laboratory, by a factor. When a parameter is not detected above the ML, the permittee must report the data qualifier signifying less than the ML for that parameter (e.g., <50µg/L, if the ML for a parameter is 50 µg/L).

In calculating and reporting the average monthly concentration when the pollutant is not detected, assign zero to the non-detected sample result if the pollutant was not detected for all monitoring periods in the prior twelve months. If the pollutant was detected in at least one

monitoring period in the prior twelve months, then assign each non-detected sample result a value that is equal to one half of the detection limit for the purposes of calculating averages.

C. NARRATIVE EFFLUENT LIMITATIONS

1. The effluent must not contain materials that cause a visible oil sheen, foam or floating solids in the receiving waters.

2. The discharge must not cause a change in color, taste, or turbidity in the receiving waters.

D. TREATMENT PLANT OPERATOR (specific to MEDEP)

The treatment facility must be operated by a person holding a minimum of a **Grade I** certificate or higher (or Registered Maine Professional Engineer) pursuant to *Sewerage Treatment Operators*, Title 32 M.R.S., Sections 4171-4182 and *Regulations for Wastewater Operator Certification*, 06-096 CMR. Ch. 531 (effective July 24, 2023). All proposed contracts for facility operation by any person must be approved by the Department before the permittee may engage the services of the contract operator.

E. AUTHORIZED DISCHARGES

The permittee is authorized to discharge only in accordance with the terms and conditions of this permit and only from the outfall(s) listed in Part 1.B.1. Discharges of wastewater from any other point sources, including sanitary sewer overflows (SSOs) are not authorized under this permit, and shall be reported in accordance with Part D.1.e of the Standard Conditions of this permit.

Any pollutant loading greater than the proposed discharge (based on the chemical-specific data and the facility's design flow as described in the permit application, or any other information provided to EPA during the permitting process) is not authorized by this permit.

F. NOTIFICATION REQUIREMENT

In accordance with EPA Part II Standard Condition D, the permittee must notify the Department and the EPA of the following:

1. Any substantial change in the volume or character of pollutants being introduced into the wastewater collection and treatment system by a source introducing pollutants to the system at the time of permit issuance.

2. For the purposes of this section, adequate notice must include information on:

    a. The quality or quantity of wastewater introduced to the wastewater collection and treatment system;

b. Any anticipated impact of the change in the quality or quantity of the wastewater to be discharged from the treatment system and

c. Prohibitions concerning interference and pass-through: pollutants introduced into POTW's by a non-domestic source (user) shall not pass through the POTW or interfere with the operation or performance of the works.

G. WET WEATHER FLOW MANAGEMENT PLAN

The treatment facility staff must maintain a current written Wet Weather Management Plan to direct the staff on how to operate the facility effectively during periods of high flow. The Department acknowledges that the existing collection system may deliver flows in excess of the monthly average design capacity of the treatment plant during periods of high infiltration and rainfall.

The plan must include operating procedures for a range of intensities, address solids handling procedures (including septic waste and other high strength wastes if applicable) and provide written operating and maintenance procedures during the events.

The permittee must review their plan annually and record necessary changes to keep the plan up to date.

H. OPERATIONS AND MAINTENANCE FOR THE TREATMENT PLANT

This facility must maintain a current written comprehensive Operation & Maintenance (O&M) Plan. The plan must provide a systematic approach by which the permittee must at all times, properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with the conditions of this permit.

By December 31 of each year and within ninety (90) days of any process changes or minor equipment upgrades *[PCS Code 09699],* the permittee must evaluate and modify the O&M Plan including site plan(s) and schematic(s) for the waste water treatment facility to ensure that it is up-to-date. The O&M Plan shall be kept on-site at all times and made available to Department and EPA personnel upon request.

Within ninety (90) days of completion of new and or substantial upgrades of the wastewater PCS Codes treatment facility *[PCS Code 50108],* the permittee must submit the updated O&M Plan to their Department's compliance inspector for review and comment.

Within ninety (90) days of the effective date of this permit, *[PCS Code 00701]*, the permittee must submit to the Maine Department of Environmental Protection for review and approval, a public education program designed to minimize the entrance of non-industrial toxic pollutants and pesticides into the collection system and waste water treatment facility.

Within one hundred and twenty (120) days of the effective date of this permit, *[PCS Code 53399]*, the permittee must provide written notice to the Maine Department of Environmental Protection, that the approved public education program has been implemented.

I. OPERATION AND MAINTENANCE OF THE TREATMENT AND CONTROL FACILITIES

1. Adaptation Planning

a. *Adaptation Plan*. Within the timeframes described below, the Permittee shall develop an Adaptation Plan for the Wastewater Treatment System (WWTS) [1] and/or sewer system[2] that they own and operate. Additional information on the procedures and resources to aid permittees in development of the Adaptation Plan is provided on EPA's Region 1 NPDES website at https://www.epa.gov/npdes-permits/npdes-water-permit-program-new-england. The Adaptation Plan shall contain sufficient detail for EPA to evaluate the analyses.

Component 1: Identification of Vulnerable Critical Assets. Within 36 months of the effective date of the permit, the Permittee shall develop and sign, consistent with the signatory requirements in Part II.D.2 of this Permit, an identification of critical assets[3] and related operations[4] within the WWTS and/or sewer system which they own and operate, as applicable, that are most vulnerable due to major storm and flood events[5] under baseline conditions[6] and under future conditions.[7] This

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1 "Wastewater Treatment System" or "WWTS" means any devices and systems used in the storage, treatment, recycling and reclamation of municipal sewage or industrial wastes of a liquid nature. It does not include sewers, pipes and other conveyances to the wastewater treatment facility.
2 "Sewer System" refers to the sewers, pump stations, manholes and other infrastructure use to convey sewage to the wastewater treatment facility from homes or other sources.
3 A "critical asset" is an asset necessary to ensure the safe and continued operation of the WWTS or the sewer system and ensure the forward flow and treatment of wastewater in accordance with the limits set forth in this permit.
4 "Asset related operations" are elements of an asset that enable that asset to function. For example, pumps and power supply enable the operation of a pump station.
5 "Major storm and flood events" refer to instances resulting from major storms such as hurricanes, extreme/heavy precipitation events, and pluvial, fluvial, and flash flood events such as high-water events, storm surge, and high-tide flooding, including flooding caused by sea level change. "Extreme/heavy precipitation" refers to instances during which the amount of rain or snow experienced in a location substantially exceeds what is normal according to location and season.
6 "Baseline conditions" refers to the 100-year flood based on historical records.
7 "Future conditions" refers to projected flood elevations using one of two approaches: a) Climate Informed Science Approach (CISA): The elevation and flood hazard area that result from using the best-available, actionable hydrologic and hydraulic data and methods that integrate current and future changes in flooding based on climate science. These shall include both short term (10-25 years forward-looking) and long term (25-70 years forward-looking) relative to the baseline conditions and must include projections of flooding due to major storm and flood

information shall be provided to EPA upon request. For these critical assets and related operations, the Permittee shall assess the ability of each to function properly in the event of impacts[8] from major storm and flood events in terms of effluent flow (e.g., bypass, upset or failure), sewer flow (e.g., overflow, inflow and infiltration), and discharges of pollutants (e.g., effluent limit exceedance).

Component 2: Adaptive Measures Assessment.[9] Within 48 months of the effective date of the permit, the Permittee shall develop and sign, consistent with the signatory requirements in Part II.D.2 of this Permit, an assessment of adaptive measures,[10] and/or, if appropriate, the combinations of adaptive measures that minimize the impact of future conditions on the critical assets and related operations of the WWTS and/or sewer system(s). This information shall be provided to EPA upon request. The Permittee shall identify the critical assets and related operations at the highest risk of not functioning properly under such conditions and, for those, select the most effective adaptation measures that will ensure proper operation of the highest risk critical assets and the system as a whole.

Component 3: Implementation and Maintenance Schedule. Within 48 months of the effective date of the permit, the Permittee shall submit to EPA a proposed schedule for implementation and maintenance of adaptive measures. The Implementation and Maintenance Schedule shall summarize the general types of significant risks[11] identified in Component 1, including the methodology and data used to derive future conditions[12] used in the analysis and describe the adaptive measures taken (or planned) to minimize those risks from the impact of major storm and flood events for each of the critical assets and related operations of the WWTS and the sewer system and how those adaptive measures will be maintained, including the

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events using federal, state and local data, where available; b) Freeboard Value and 500-year floodplain Approach: The flood elevations that result from adding an additional 2 feet to the 100-year flood elevation for non-critical actions and by adding an additional 3 feet to the 100-year flood elevation for critical actions compared to the flood elevations that result from 500-year flood (the 0.2% -annual-chance flood) and selecting the higher of the two flood elevations.

8 "Impacts" refers to a strong effect on an asset and/or asset-related operation that may include destruction, damage or ineffective operation of the asset and/or asset operation. Impacts may be economic, environmental, or public health related.

9 The Permittee may complete this component using EPA's Climate Resilience Evaluation and Awareness Tool (CREAT) Risk Assessment Application for Water Utilities, found on EPA's website Creating Resilient Water Utilities (CRWU) (https://www.epa.gov/crwu), or methodology that provides comparable analysis.

10 "Adaptive Measures" refers to physical infrastructure or actions and strategies that a utility can use to protect their assets and mitigate the impacts of threats. They may include but are not limited to: building or modifying infrastructure, utilization of models (including but not limited to: flood, sea-level rise and storm surge, sewer/collection system, system performance), monitoring and inspecting (including but not limited to: flood control, infrastructure, treatment) and repair/retrofit.

11 In light of security concerns posed by the public release of information regarding vulnerabilities to wastewater infrastructure, the Permittee shall provide information only at a level of generality that indicates the overall nature of the vulnerability but omitting specific information regarding such vulnerability that could pose a security risk.

12 See footnote 7.

rationale for either implementing or not implementing each adaptive measure that was assessed and an evaluation of how each adaptive measure taken (or planned) will be funded.

b. *Credit for Prior Assessment(s) Completed by Permittee.* If the Permittee has undertaken assessment(s) that were completed within 5 years of the effective date of this permit, or is currently undertaking an assessment that address some or all of the Adaptation Plan components, such prior assessment(s) undertaken by the Permittee may be used (as long as the reporting time frames (set forth in Part I.I.1.a) and the signatory requirements (set forth in Part II.D.2 of this permit) are met) in satisfaction of some or all of these components, as long as the Permittee explains how its prior assessments specifically meet the requirements set forth in this permit and how the Permittee will address any permit requirements that have not been addressed in its prior or ongoing assessment(s).

c. *Adaptation Plan Progress Report.* The Permittee shall submit an Adaptation Plan Progress Report on the Adaptation Plan for the prior calendar year that documents progress made toward completing the Adaptation Plan and, following its completion, any progress made toward implementation of adaptive measures, and any changes to the WWTF or other assets that may impact the current risk assessment. The first Adaptation Progress Report is due the first March 31 following completion of the Identification of Critical Vulnerable Assets (*Component 1*) and shall be submitted by March 31 each year thereafter. The Adaptation Plan shall be revised if on- or off-site structures are added, removed, or otherwise significantly changed in any way that will impact the vulnerability of the WWTS or sewer system.

2. Sewer System

Operation and maintenance of the sewer system must be in compliance with the General Requirements of NPDES Part II Standard Conditions and the following terms and conditions. The permittee is required to complete the following activities for the collection system which it owns:

a. Maintenance Staff

The Permittee must provide an adequate staff to carry out the operation, maintenance, repair, and testing functions required to ensure compliance with the terms and conditions of this permit. Provisions to meet this requirement must be described in the O&M Plan required in Section H, above.

b. Preventive Maintenance Program

The Permittee must maintain an ongoing preventive maintenance program to prevent overflows and bypasses caused by malfunctions or failures of the sewer system infrastructure. The program must include an inspection program designed to identify

all potential and actual unauthorized discharges. Provisions to meet this requirement must be described in the O&M Plan required in Section H, above.

c. Infiltration/Inflow

The Permittee must control infiltration and inflow (I/I) into the sewer system as necessary to prevent high flow related unauthorized discharges from their collection system and high flow related violations of the wastewater treatment plant's effluent limitations, or excessive I/I.

d. Collection System Mapping

The Permittee must maintain a map of the sewer collection system it owns.

The map must be on a street map of the community, with sufficient detail and at a scale to allow easy interpretation. The collection system information shown on the map must be based on current conditions and shall be kept up-to-date and available for review by federal, state, or local agencies. Such map(s) must include, but not be limited to the following:

a. All sanitary sewer lines and related manholes;
b. All pump stations and force mains;
c. All surface waters (labeled);
d. Other major appurtenances such as inverted siphons and air release valves;
e. A numbering system which uniquely identifies manholes, catch basins, overflow points, regulators and outfalls; and
f. The scale and a north arrow; and the pipe diameter, date of installation, type of material, distance between manholes and the direction of flow.

J. 06-096 CMR Ch. 530(2)(D)(4) STATEMENT FOR REDUCED/WAIVED TOXICS TESTING (Specific to Maine DEP)

By December 31 of each calendar year, the permittee must provide the Department with a certification describing any of the following that have occurred since the effective date of this permit ***[PCS Code 95799]***: See **Attachment C** of the Fact Sheet for an acceptable certification form to satisfy this requirement.

1. Changes in the number or types of non-domestic wastes contributed directly or indirectly to the wastewater treatment works that may increase the toxicity of the discharge;

2. Changes in the operation of the treatment works that may increase the toxicity of the discharge; and

3. Changes in industrial manufacturing processes contributing wastewater to the treatment works that may increase the toxicity of the discharge.

4. In addition, in the comments section of the certification form, the permittee must provide the Department with statements describing;

    a. Changes in storm water collection or inflow/infiltration affecting the facility that may increase the toxicity of the discharge.

    b. Increases in the type or volume of hauled wastes accepted by the facility.

5. The Department reserves the right to require annual (surveillance level) testing or other toxicity testing if new information becomes available that indicates the discharge may cause or have a reasonable potential to cause exceedances of ambient water quality criteria/thresholds.

K. SLUDGE AND/OR SEPTAGE USE/DISPOSAL

1. The permittee must comply with all existing federal and state laws and regulations that apply to sludge and/or septage use and disposal practices, including EPA regulations promulgated at 40 C.F.R. Part 503.

2. If both state and federal requirements apply to the permittee's septage use and/or disposal practices, the permittee must comply with the more stringent of the applicable requirements.

L. MONITORING AND REPORTING

Electronic Reporting: NPDES Electronic Reporting, 40 C.F.R. § 127, requires Maine NPDES permit holders to submit monitoring results obtained during the previous month on an electronic discharge monitoring report to the regulatory agency utilizing the USEPA electronic system.

1. Electronic DMRs submitted using the USEPA CDX system, must be:

    a. Submitted by a facility-authorized signatory; and
    b. Submitted no later than midnight on the 15th day of the month following the completed reporting period.

2. Documentation submitted in support of the electronic DMR may be attached to the electronic DMR. Toxics reporting must be done using the DEP Toxsheet reporting form. An electronic copy of the Toxsheet reporting document must be submitted to your Department compliance inspector as an attachment to an email.

3. Documentation submitted electronically to the Department in support of the electronic DMR must be submitted no later than midnight on the 15th day of the month following the completed reporting period.

4. Any verbal reports or verbal notifications, if required in Parts I and/or II of this permit, must be made to EPA. This includes verbal reports and notifications which require reporting within 24 hours. (As examples, see EPA Standard Conditions, Part II.B.4.c. (2), Part II.B.5.c. (3), and Part II.D.1.e.) Verbal reports and verbal notifications shall be made to EPA's Office of Environmental Stewardship at:

U.S. Environmental Protection Agency
Enforcement and Compliance Assurance Division
617-918-1746

M. RE-OPENING OF PERMIT FOR MODIFICATIONS

Upon evaluation of test results required by Part I of this permitting action, additional site-specific information or any other pertinent information or test result obtained during the term of this permit, the Department may, at any time, and with notice to the permittee, modify this permit to: (1) include effluent limits necessary to control specific pollutants or whole effluent toxicity where there is a reasonable potential that the effluent may cause water quality criteria to be exceeded; (2) require additional monitoring if results on file are inconclusive; or (3) change the monitoring requirements and/or limitations based on new information.

Appendix 2 –Sewer Mains & Manholes Inventory

Northport Village Corporation
Sewer Main Table

Location	*Begin MH#*	*End MH#*	*Diameter (inch)*	*Material*	*Year Installed*	*Condition*	*Inspection Date*	*Length (feet)*	*Estimated Service Life*	*Remaining Service Life*
Outfall Pipe			12	IPS HDPE	2011			600	100	87
Between Broadway & Pleasant Lane			6	VC				77	100	Unknown
Clinton Avenue			6	VC				50	100	Unknown
Shore Road	2045	2040	8	PVC	1988	No Defects	7/15/2025	108	100	64
Kelly Cove Lane	3155	3145A	8	PVC				148	100	Unknown
Ruggles Park	2000	1000	6	PVC	1988			93	100	64
Ruggles Park	2005	2000	8	PVC	1988			50	100	64
Rogers Lane	2032	2030	6	PVC				146	100	Unknown
George Street		2030	6	VC				88	100	Unknown
Sea Street	2017	2015	8	PVC				347	100	Unknown
Oak Street			6	PVC				279	100	Unknown
Ruggles Park/Maple Street	2002	2001	6	PVC				224	100	Unknown
Maple Street	2003	2002	8	PVC	2016			308	100	92
Maple Street		2003	4	VC				169	100	Unknown
Water Plant			4	PVC				240	100	Unknown
Griffin Street		1305	6	PVC				566	100	Unknown
West & Pleasant Street		1115	6	PVC				652	100	Unknown
Clinton Avenue			4	PVC				456	100	Unknown
Clinton Avenue			6	VC				115	100	Unknown
Auditorium Park		1025	6	VC				100	100	Unknown
Pleasant Lane		1020	6	VC				296	100	Unknown
Shore Road	3010	3005	8	PVC	2003	No Defects	7/15/2025	217	100	79
Shore Road	3005	Pump Station	8	PVC	2003	**Debris in Pipe, Standing Water, Sag in Pipe**	7/15/2025	17	100	79
Park Row	1014	1013	8	PVC	2003			180	100	79
Broadway	1130	1125	8	PVC	2003			67	100	79
Broadway	1125	1120	8	PVC	2003			138	100	79
George Street	1307	1305	8	PVC	2003			89	100	79
Clinton Avenue	1126	1125	8	PVC				175	100	Unknown
Cross Country to Ruggles Park	2010	2005	8	HDPE				173	100	Unknown
Bay Street	2015	2010	8	PVC				189	100	Unknown
Bayview Street	2018	2015	8	PVC				108	100	Unknown
Bayview Street	2020	2018	10	PVC				94	100	Unknown
Cross Country George St. to Bayview	2025	2020	8	PVC	1988			132	100	64
Cross Country George St. to Bayview	2030	2025	8	PVC	1988			135	100	64
Shore Road	2035	2030	8	PVC	1988	No Defects	7/15/2025	139	100	64
Shore Road	2040	2035	8	PVC	1988	No Defects	7/15/2025	107	100	64
Broadway	1135	1130	8	PVC				117	100	Unknown
Off Shore Road		3000	4	HDPE				132	100	Unknown
Park Row	1013	1012	8	PVC	2003			103	100	79
Shore Road	3015	3010	8	PVC	2003	No Defects	7/15/2025	165	100	79
Kelly Cove Lane	3155A	3155	8	PVC				144	100	Unknown
North Avenue	1035	1030	8	HDPE				268	100	Unknown

Northport Village Corporation
Sewer Main Table

Location	*Begin MH#*	*End MH#*	*Diameter (inch)*	*Material*	*Year Installed*	*Condition*	*Inspection Date*	*Length (feet)*	*Estimated Service Life*	*Remaining Service Life*
Kelly Cove Lane	3155B	3155A	8	PVC				179	100	Unknown
Clinton Avenue		1126	8	PVC				168	100	Unknown
Grove Street		1126	6	PVC				313	100	Unknown
North Avenue	1030		8	HDPE				124	100	Unknown
Cross Country Clinton to Auditorium			8	PVC				58	100	Unknown
Water Plant			4	PVC				87	100	Unknown
Water Plant			4	PVC				132	100	Unknown
Broadway		1135	8	PVC				111	100	Unknown
to Bayview Street			6	PVC				54	100	Unknown
Between Broadway & Pleasant Lane			6	PVC				24	100	Unknown
Shore Road	3120	3115	8	PVC				182	100	Unknown
Shore Road		3120	6	PVC		**Appears to be some I&I coming from FM Terminus at end of Pipe Run**	7/15/2025	120	100	Unknown
Park Row	1005	1000	10	PVC	1988			73	100	64
Oak Street	1100	1005	8	PVC				176	100	Unknown
Island View Road to Kelly Cove Lane	3200	3145A	8	PVC				520	100	Unknown
Island View Road	3205	3200	8	PVC				211	100	Unknown
Island View Road	3210	3205	8	PVC				143	100	Unknown
Shore Road	3125	3120	8	PVC		**Sags in Pipe, Standing Water**	7/15/2025	166	100	Unknown
Kelly Cove Lane to Shore Road	3130	3125	8	PVC		**Several Sags in Pipe, Standing Water**	7/15/2025	147	100	Unknown
Kelly Cove Lane	3135	3130	8	PVC		**I&I at Service near MH 3135**	7/15/2025	152	100	Unknown
Kelly Cove Lane	3145	3135	8	PVC		**CCTV Abandoned pipe too greasy at 60' from MH 3135**	7/15/2025	173	100	Unknown
Kelly Cove Lane	3145A	3145	8	PVC				143	100	Unknown
Shore Road	3115	3110	8	PVC	2003	No Defects	7/15/2025	192	100	79
Shore Road	3110	3105	8	PVC	2003	No Defects	7/15/2025	294	100	79
Shore Road	3105	Pump Station	8	PVC	2003	No Defects	7/15/2025	23	100	79
Shore Road	3000	Pump Station	10	PVC	1988			117	100	64
Cobe Road to Shore Road	2055	2050	8	PVC	2012			41	100	88
Cobe Road	2060	2055	8	PVC	2012			235	100	88
Cobe Road	2065	2060	8	PVC	2012			250	100	88
Cobe Road	2070	2065	8	PVC	2012			279	100	88
Bluff Road		2070	8	PVC	2012			115	100	88
Bayview Street	2022	2020	6	PVC				61	100	Unknown
Cross Country to Bayview Street		2022	6	PVC				140	100	Unknown
Shore Road	2050	2045	8	PVC	1988	**Sag in Pipe at MH 2045 where service enters**	7/15/2025	135	100	64
George Street			4	PVC				65	100	Unknown
George Street			4	HDPE				31	100	Unknown
Bluff Road			4	PVC				106	100	Unknown
Bluff Road			6	PVC				92	100	Unknown

Northport Village Corporation
Sewer Main Table

Location	*Begin MH#*	*End MH#*	*Diameter (inch)*	*Material*	*Year Installed*	*Condition*	*Inspection Date*	*Length (feet)*	*Estimated Service Life*	*Remaining Service Life*
Griffin Street	1305	1300	8	PVC	2003			210	100	79
Griffin Street	1300	1110	8	PVC	2003			204	100	79
Main Street	1215	1210	8	PVC	2003			333	100	79
Main Street	1210	1205	8	PVC	2003			290	100	79
Main Street	1205	1200	8	PVC	2003			270	100	79
Main Street	1200	1105	8	PVC	2003			157	100	79
Broadway	1115	1110	8	PVC	2003			114	100	79
Broadway	1120	1115	8	PVC	2003			182	100	79
Park Row	1015	1012	8	VC				20	100	Unknown
Park Row	1012	1010	10	PVC				119	100	Unknown
Park Row	1010	1005	10	PVC	1988			142	100	64
Oak Street	1105	1100	8	PVC	2003			54	100	79
Broadway	1110	1105	8	PVC	2003			153	100	79
Auditorium Park	1025	1020	8	AC				150	75	Unknown
Off Park Row	1020	1015	8	VC				58	100	Unknown
To Tank Train 2	1000	Tank	8	PVC	1988			11	100	64
To Tank Train 3	1000	Tank	8	PVC	1988			19	100	64
To Tank Train 1	1000	Tank	8	PVC	1988			10	100	64
George Street		1205	6	PVC	2003			145	100	79

BOLD ITEMS NEED TO BE ADDRESSED

Total Length = ***16274***

No Manhole number

Northport Village Corporation
Sewer Collection System
Manhole Inspection Report

Defect Index																	
	cb	cover broken	**fg**	frame grout	**rg**	riser grout	**cl**	cone leak	**ir**	invert repair	**sr**	step repair	**bk**	blockage
	vg	vegetation present	**fl**	frame leaking	**rl**	riser leak	**br**	barrel repair	**og**	outlet grout	**na**	not any	**sd**	storm drain
	fb	frame broken	**rr**	riser repair/replace	**cr**	cone repair	**bl**	barrel leak	**ig**	inlet grout	**nd**	no drop	**id**	invert debris

COULD NOT INSPECT NOT ACCESSIBLE

STREET (or) INTERCEPTOR	MANHOLE	COVER		RISER	CONE		BARREL	MANHOLE INVERT		OUTLET			INLET "A"				INLET "B"				INLET "C"				LAST INSP.	DEFECTS					NOTES
NAME	Number	Diameter	Type	Type	Material	Type	Material	Material	Depth	Rim to Invert	Pipe Dia.	Pipe Type	Rim to Invert	Pipe Dia.	Pipe Type	Drop	Rim to Invert	Pipe Dia.	Pipe Type	Drop	Rim to Invert	Pipe Dia.	Pipe Type	Drop							
Oak Street	1005	24	Standard	N/A	Concrete	Eccentric	Concrete	Brick	Full	8.17	10	PVC	8.08	8	PVC		7.75	10	PVC						11/6/2024	id	cb				Waste & Debris Building in Invert, Cover and Ring stuck together
Park Row	1010	Buried																													Buried - Could not open
Park Row	1012	24	Standard	Precast	Concrete	Eccentric	Concrete	Concrete	Full	10.17	8	PVC	7.00	8	PVC	Drop	6.42	8	PVC	Drop					11/6/2024	bk					Blockage in Drop Pipe on Inlet B
Park Row	1013	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	6.33	8	PVC	6.58	8	PVC										11/6/2024	og	ig				Water Intrusion around pipe seals
Park Row	1014	Buried																													Buried - Could not open
Auditorium Park	1025	Buried																													Buried - Could not open
North Avenue	1030	24	Standard	Precast	Concrete	Eccentric	Concrete	Brick	1/2	3.17	8	PVC	3.00	8	PVC										11/6/2024	id					Grease/Waste Building in invert channel
Broadway Park Area	1035	24	Standard	N/A	Concrete	Eccentric	Concrete	Concrete	Full	4.92	8	PVC	4.58	8	PVC		4.83	8	PVC						10/29/2024	og	id				Grout around outlet is broken apart, Debris in invert channel
Main Street	1100	Buried																													Buried - Could not open
Main Street/ Broadway	1105	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	7.83	8	PVC	7.75	8	PVC		7.25	8	PVC						10/29/2024	rl					Water leaking around riser
Broadway	1110	Buried																													Buried - Could not open
Broadway	1115	Buried																													Buried - Could not open
Broadway	1120	24	Standard	Precast	Concrete	Eccentric	Concrete	Concrete	Full	8.08	8	PVC	8.00	8	PVC										10/29/2024	id					Debris in invert channel
Broadway	1125	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	8.25	8	PVC	8.17	8	PVC		8.00	8	PVC						11/29/2024	rr					Brick Riser deteriorated
Clinton Avenue	1126	24	Standard	Precast	Concrete		Concrete	Concrete	Full	6.08	8	PVC	6.00	6	PVC		5.75	8	PVC						10/29/2024	id	og	ig			Debris in invert channel, Repair Grout/Seals around Inlet & Outlet
Broadway	1130	24	Standard	Brick/Pre	Concrete	Eccentric	Concrete	Concrete	1/2 & Full	7	8	PVC	6.50	8	PVC										10/29/2024	id	rr				Cracked & Displaced Riser, Debris in invert channel
Broadway	1135	24	Standard	Brick	Concrete		Concrete	Concrete	Full	6.08	8	PVC	5.92	8	PVC		6.00	2"	PVC						10/29/2024	id					Debris in invert channel, 2" Inlet is FM terminus (4" Opening in MH)
Main Street	1200	Could Not Open																													Could Not Open Manhole
George Street	1205									7.5	8	PVC	7.42	6	PVC		7.42	8	PVC						10/29/2024	id	rr				Debris in invert channel, Riser brick damaged
Main Street	1210	Could Not Open																													Could Not Open Manhole
Bluff Road	1215	24	Standard	Brick	Concrete		Concrete	Concrete	Full	7.5	8	PVC	7.33	8	PVC										10/28/2024	id	rr				Debris in invert channel, Riser brick damaged
Griffin Street	1300	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	10.33	8	PVC	10.42	8	PVC										10/29/2024	rg	rl				Riser grout deteriorated, water leak around riser
George Street	1305	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	8.67	8	PVC	7.42	6	PVC		8.58	8	PVC						10/29/2024	id	rr				Debris in invert channel, Riser brick damaged
George Street	1307	24	Standard	Brick	Concrete		Concrete	Concrete	Full	8.17	8	PVC	8.08	8	PVC										10/29/2024	id					Debirs in invert channel
Ruggles Park/Maple Street	2000	24	Standard	N/A	Concrete	Eccentric	Concrete	Brick	Full	8.75	8	PVC	8.67	8	PVC		7.33	8	PVC						11/6/2024	cl					Water Intrusion around Cone Seal
Ruggles Park/Maple Street	2001	Buried																													Buried - Could not open
Maple Street	2002	Could Not Open																													Could Not Open Manhole
Maple Street	2003	Could Not Open																													Could Not Open Manhole
Bay Street	2010	24	Standard	Brick	Brick		Brick	Brick	1/2	7.58	8	HDPE	7.42	8	PVC		4.58	8	VC		4.58	8	VC		11/6/2024	rr					Brick Riser deteriorated, Evidence of Water Intrusion
George Street	2017	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete		5.92	8	PVC													10/29/2024	cl	bl	bk			Seal between cone & barrel missing/damaged, Water in bottom
Bay Street	2018	Buried																													Buried - Could not open
Bay Street	2020	Buried																													Buried - Could not open
Bay Street	2022	Buried																													Buried - Could not open
Shore/Bay Street	2025	Could Not Open																													Could Not Open Manhole
Shore Road	2030	24	Standard	Block	Concrete	Eccentric	Concrete	Brick	Full	14	8	PVC	13.83	8	PVC		12.08	6	PVC	Drop					10/28/2024	rg	bl				Riser grout deteriorated, Seals in Barrel are falling out
Rogers Lane	2032									4.92	8	PVC	4.83	8	PVC										11/6/2024	bl					Water Intrusion, unknown source
Shore Road	2035	24	Standard	Brick	Concrete	Eccentric	Concrete	Brick	Full	8.25	8	PVC	7.92	8	PVC										10/28/2024	rg	id				Riser grout deteriorated, Debris in invert channel
Shore Road	2040	24	Standard	N/A	Concrete	Eccentric	Concrete	Concrete	Full	9.67	8	PVC	9.58	8	PVC										10/28/2024	cr	br	id			Grout between cone & barrel is broken, Debris in invert channel
Shore Road	2045	24	Standard	Brick	Concrete	Eccentric	Concrete	Brick	Full	11.75	8	PVC	11.67	8	PVC										10/28/2024	rg					Riser grout deteriorated
Shore Road	2050	24	Standard	Brick	Concrete	Eccentric	Concrete	Brick	Full	9.25	8	PVC	8.92	8	PVC		9.00	4	PE		3.42	10	PVC		10/28/2024	na					4" is FM Terminus
Cobe Road	2055	Buried																													Buried - Could not open
Cobe Road	2060	Buried																													Buried - Could not open
Cobe Road	2065	Buried																													Buried - Could not open
Bluff Road	2070	Could Not Open																													Could Not Open Manhole
Shore Road	3000	24	Standard	Precast	Concrete	Eccentric	Concrete	Brick	Full	7.75	10	PVC	6.50	4	PVC		3.75	4	PVC						10/28/2024	na					
Shore Road	3010	24	Standard	Precast	Concrete	Eccentric	Concrete	Concrete	Full	6.83	8	PVC	6.75	8	PVC										10/28/2024	cb					Cover is cracked
Shore Road	3015	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	6	4	PVC	5.67	8	PVC										10/28/2024	id					Debris in invert channel
Shore Road	3105	Could Not Open																													Could Not Open Manhole, Rain Dish installed under riser ring
Shore Road	3110	24	Standard	Brick	Concrete	Eccentric	Concrete	Concrete	Full	6.875	8	PVC	6.79	8	PVC										10/28/2024	rr					Riser brick is deteriorated, Cover and Ring are stuck together
Shore Road	3115	Buried	Flat top	Unknown	None	N	Concrete																								Info from CCTV of Main. Appears to be flat top manhole with no cone or riser. Pipe invert is cutopen pipe
Shore Road	3120	24	Standard	Brick/Pre	Concrete	Eccentric	Concrete	Concrete	Full	6.92	8	PVC	6.50	8	PVC		6.58	8	PVC						10/28/2024	rl	id				Riser Leak, Debris in invert channel
Shore Road	3125	24	Standard	Precast	Concrete		Concrete	Concrete	Full	3.67	8	PVC	3.50	8	PVC										10/28/2024	id					Debris in invert channel, Evidence of Water Intrusion
Cross Country	3130	24	Standard	Precast	None		Concrete	Concrete	Full	3.58	8	PVC	3.50	8	PVC										11/13/2024	id	rl				Debris in invert channel, Evidence of Water Intrusion, riser seal dmge
Cross Country	3135	24	Standard	Precast	None		Concrete	Concrete	Full	5.08	8	PVC	5.08	8	PVC										11/13/2024	rr	rl	id	vg		No Seal around riser or cone, water intrusion, debris, vegetation present
Cross Country	3145	24	Standard	Precast	Concrete	Eccentric	Concrete	Concrete	Full	4.5	8	PVC	4.42	8	PVC		4.42	8	PVC						11/13/2024	id	bl	cl			Debris in invert channel, water intrusion around base of cone
Island View	3200	24	Standard	Precast	Concrete	Eccentric	Concrete	Concrete	Full	4.17	8	PVC	4.25	8	PVC										11/13/2024	id					Debris in invert channel
Island View	3205	24	Standard	None	Concrete	Eccentric	Concrete	Concrete	Full	4.25	8	PVC	4.33	8	PVC										11/13/2024	ir	og	ig	id		Invert, inlet, & outlet degraded & breaking, Debris
Island View	3210	Could Not Find																													Could Not Find Manhole
Shore Road	??	24	Standard	Precast	Concrete	Eccentric	Concrete	Concrete	Full	9.25	8	PVC	9.17	8	PVC										10/28/2024	bk					Possible Blockage, Little to No Flow with Standing Water
Shore Road	3105A	Could Not Open																													Could Not Open Manhole, Rain Dish installed under riser ring
Kelly Cove Lane	3155A	Could Not Find																													Could Not Find Manhole
Kelly Cove Lane	3155B	Could Not Find																													Could Not Find Manhole

Appendix 3 – Critical Assets Inventory

Northport Village Corporation

2026 Wastewater System Asset Inventory

Critical Asset Inventory

More Informaiton needed educated guess

Wastewater Treatment Plant

Treatment Train

Assets	Capacity / Size	Specifics	Manufacturer	Year Installed	Useful Life	Year to Replace	Remaining Useful life
Influent Flow Structure	6" Dia Manhole	Distributed flow to Trreatment Trains	Unkown	1988	100	2088	62
Treatment Train #1	93,000 gallon	4 @ 7750 gallon septic tanks total volume 93,000 gallon	Unkown	1988	75	2063	37
Manhole covers	24" cast iron	Access point	Unkown	2011	25	2036	10
Treatment Train #2	93,000 gallon	4 @ 7750 gallon septic tanks total volume 93,000 gallon	Unkown	1988	75	2063	37
Manhole covers	24" cast iron	Access point	Unkown	2011	25	2036	10
Treatment Train #3	93,000 gallon	4 @ 7750 gallon septic tanks total volume 93,000 gallon	Unkown	1988	75	2063	37
Manhole covers	24" cast iron	Access point	Unkown	2011	25	2036	10
Outlet/Chlorination Structure	6" Dia Manhole	Precast Concrete	Unkown	1988	100	2088	62
Yard valves	4" & 8"	Ductile Iron	Unknown	1988	75	2063	37
Yard piping	4" & 8"	PVC	Unknown	1988	75	2063	37

Chlorine/Control Building

Assets	Capacity / Size	Specifics	Manufacturer	Year Installed	Useful Life	Year to Replace	Remaining Useful life
Building	9 x 12	Wood frames with shingle roof and cedar shingles	N/A	2020	75	2095	69
Doors	5'-0" x 6'-8"	insulated steel door	Steel Craft	2020	25	2045	19
Bulk storage tank	500 gallon	dual wall chemical storage tank	Snyder Industries	2020	25	2045	19
bulk storage tank level sensor		LU 150	Sitrans	2020	20	2040	14
Bulk Storage Tank Leak sensor	275-1500 gal tank	Part number 34702756	Snyder Industries	2020	20	2040	14
Emergency low chemical level	Normally open	3M-RED-40-T	GEMS	2020	20	2040	14
Chlorine dosing pump x2	44 GPD	Pulsatron MP Series Pump	Pulsatron	2020	5	2025	-1
Heat	Propane unit heater			2020	25	2045	19
Exhaust Fan	18 x 18	Model SWF-200	Soler & Palau	2020	25	2045	19

Control panel

Control Panel	36" x 42"	Main Control Panel	Stultz	2020	25	2045	19
Control Panel Components	7" HMI	HMI5070DL	Maple Systems	2020	25	2045	19

Disinfection System

Northport Village Corporation

2026 Wastewater System Asset Inventory

Critical Asset Inventory							
Assets	**Capacity / Size**	**Specifics**	**Manufacturer**	**Year Installed**	**Useful Life**	**Year to Replace**	**Remaining Useful life**
Chlorine Contact Tank	16 x 22	Precast Concrete		1988	75	2063	37
Dechlor Manhole	6' Dia Manhole	Precast Concrete		1990	75	2065	39
Dechlor Equipment	Unknown	Sodium Bisulfate tablets	Unknown	2019	30	2049	23
Outfall							
Outfall Manhole	6' Dia Manhole	Outfall structure		1988	100	2088	62
Outfall Pipe	600' of 12" HDPE	Gravity outfall pipe		2011	80	2091	65
Sampling/Testing/Monitoring							
Assets	**Capacity / Size**	**Specifics**	**Manufacturer**	**Year Installed**	**Useful Life**	**Year to Replace**	**Remaining Useful life**
Effluent Composite Sampler		Glacier Tansportable Sampler	Teledyne ISCO	2016	10	2026	0
Effluent Flow Meter	12"	Staff Gauge	Unknown	2020	25	2045	19
Generator							
Back up Generator	13 KW 1Ø, 60hz	LP Fired Model # 7173 13KW	Generac	2020	25	2045	19
Automatic Transfer Switch	13 KW 1Ø, 60hz 100 amp	100amp NEMA 1, Model RTG24SHA1	Generac	2020	25	2045	19
Site							
Access Drive & Parking		Paved		1988	30	2018	-8
Chem building access area		Gravel		1988	30	2018	-8
Pump Station							
Shore Road PS							
Assets	**Capacity / Size**	**Specifics**	**Manufacturer**	**Year Installed**	**Useful Life**	**Year to Replace**	**Remaining Useful life**
Mechanical							
Pump No. 1	7.5 HP	Submersible	Myers	1988	25	2013	-13
Pump No. 2	7.5 HP	Submersible	Myers	1988	25	2013	-13
Pump Spare							
Slide Rails and Base		Stainless Steel		1988	25	2013	-13
Check Valve 1	4"	Swing Check W/ Level and Weight		1988	25	2013	-13
Check Valve 2	4"	Swing Check W/ Level and Weight		1988	25	2013	-13
Flow Meter	4"	Magnetic Flow Meter	Siemens	1988	25	2013	-13
Gate Valve 1 buried	4"	MJ Gate		1988	80	2068	42
Gate Valve 2 buried	4"	MJ Gate		1988	80	2068	42
Wet Well piping	4"	DI		1988	25	2013	-13
Hatch		Aluminum		1988	40	2028	2
Electrical							
Motor Starter pump 1	Motor Starter	Hard Start		1988	25	2013	-13
Motor Starter pump #2	Motor Starter	Hard Start		1988	25	2013	-13

Northport Village Corporation

2026 Wastewater System Asset Inventory

Critical Asset Inventory							
electrical general	460V 3 phase, 200 A Entrance			1988	25	2013	-13
Level Indicating Device(s)	NO DC Volt	Floats		1988	25	2013	-13
Telemetry		Direct Wired to WWTP Controls		1988	20	2008	-18
Control Panel	460V 3 phase			1988	25	2013	-13
Generator							
Back up Generator	15 KW 3Ø, 60hz	Diesel Fired Model # 15 JC L16581B	Onan	1988	30	2018	-8
Automatic Transfer Switch	15 KW 3Ø, 60hz 125 amp	120/208	Onan	1988	30	2018	-8
Concrete Structures							
Wetwell	8' Dia x 29' Deep	Precast		1988	100	2088	62
Building / Shelters							
Assets	**Capacity / Size**	**Specifics**	**Manufacturer**	**Year Installed**	**Useful Life**	**Year to Replace**	**Remaining Useful life**
Building	10x12 built on a slab on grade	Wood framed building	Unknown	1988	50	2038	12
Roof Structure		Wood Framed		1988	30	2018	-8
Roof Covering		Asphalf shingle		1988	25	2013	-13
Force Main							
Force Main	4" x 701'	DI		1988	80	2068	42
Sewer Mains							
All Mains In town							
Assets	**Material / Size**	**Specifics**		**Year Installed**	**Useful Life**	**Year to Replace**	**Remaining Useful life**
Sewer Mains	PVC/8"	SHORE ROAD MH3125 TO MH3115		1976	100	2076	50
Sewer Mains	PVC/8" & 10"	SHORE ROAD MH3120 TO MH3115		1988	100	2088	62
Sewer Mains	PVC/8"	SHORE ROAD MH2045 TO MH2040		1988	100	2088	62
Sewer Mains	PVC/8"	SHORE ROAD MH2035 TO MH3000		2003	100	2103	77
Sewer Mains	PVC/8"	COBE ROAD MH2055 TO MH2070		2012	100	2112	86
Sewer Mains	VC/6"	GEORGE ST MH to MH2030		1951	100	2051	25
Sewer Mains	PVC/8"	GEORGE ST MH1307 to MH1305		2003	100	2103	77
Sewer Mains	PVC/6"	GEORGE ST MH to MH1205		2003	100	2103	77
Sewer Mains	PVC/4"	GEORGE ST MH to MH		1976	100	2076	50
Sewer Mains	HDPE/4"	GEORGE ST MH to MH		1976	100	2076	50
Sewer Mains	PVC/6"	ROGER LANE MH2032 TO MH2030		1976	100	2076	50
Sewer Mains	PVC/8"	BAY STREET MH2015 to MH2010		1976	100	2076	50
Sewer Mains	PVC/8"	SEA STREET MH2017 to MH2015		1976	100	2076	50
Sewer Mains	PVC/6"	OAK STREET MH to MH		1976	100	2076	50
Sewer Mains	PVC6"	OAK STREET MH1100 to MH1105		1976	100	2076	50
Sewer Mains	PVC/8"	OAK STREET MH1105 to MH1100		2003	100	2103	77
Sewer Mains	PVC8"	MAPLE STREET MH2003 to MH2002		2016	100	2116	90
Sewer Mains	VC/4"	MAPLE STREET MH to MH2003		1951	100	2051	25
Sewer Mains	PVC/8"	MAIN STREET MH1200 to MH1215		2003	100	2103	77
Sewer Mains	PVC/8"	GRIFFIN ST MH 1110 to MH1305		2003	100	2103	77
Sewer Mains	PVC/6"	GRIFFIN ST MH to MH		1976	100	2076	50

Northport Village Corporation

2026 Wastewater System Asset Inventory

Critical Asset Inventory						
Sewer Mains	PVC/8"	BROADWAY ST MH1110 to MH1130	2003	100	2103	77
Sewer Mains	PVC/8"	BROADWAY ST MH to MH1130	1976	100	2076	50
Sewer Mains	PVC/8"	PARK ROW MH1014 to MH1012	2003	100	2103	77
Sewer Mains	PVC/10"	PARK ROW MH1010 to MH1005	1988	100	2088	62
Sewer Mains	PVC/10"	PARK ROW MH1012 to MH1010	1976	100	2076	50
Sewer Mains	VC/8"	PARK ROW MH1015 to MH1012	1951	100	2051	25
Sewer Mains	PVC/6"	WEST & PLEASANT ST MH to MH1115	1976	100	2076	50
Sewer Mains	VC/6"	CLINTON AVENUE	1951	100	2051	25
Sewer Mains	PVC/8"	CLINTON AVENUE MH to MH1125	1976	100	2076	50
Sewer Mains	PVC/4"	CLINTON AVENUE	1976	100	2076	50
Sewer Mains	HDPE/8"	NORTH AVENUE MH TO MH1035	1976	100	2076	50
Sewer Mains	VC/6"	AUDITORIUM PARK MH to MH1025	1951	100	2051	25
Sewer Mains	AC/8"	AUDITORIUM PARK MH1025 to MH1020	1951	100	2051	25
Sewer Mains	PVC/4"	BLUFF ROAD	1976	100	2076	50
Sewer Mains	PVC/6"	BLUFF ROAD	1976	100	2076	50
Sewer Mains	PVC/8"	BLUFF ROAD MH to MH 2070	2012	100	2112	86
Sewer Mains	VC/6"	LINE BROADWAY TO PLEASANT	1951	100	2051	25
Sewer Mains	PVC/8"	KELLY COVE LANE MH3130 to MH3155B	1976	100	2076	50
Sewer Mains	PVC/6"	RUGGLES PARK MH2000 to MH1000	1988	100	2088	62
Sewer Mains	PVC/8"	RUGGLES PARK MH2005 to MH2000	1988	100	2088	62
Sewer Mains	PVC/6"	RUGGLES PARK MH2002 to MH2001	1976	100	2076	50
Sewer Mains	VC/4"	WATER PLANT	1951	100	2051	25
Sewer Mains	HDPE/6"	PLEASANT LANE	1976	100	2076	50
Sewer Mains	PVC/8"	X-CNTY to RUGGLES MH 2010 to MH2005	1976	100	2076	50
Sewer Mains	PVC/8" & 10"	Bayview St MH2015 to MH 2020	1976	100	2076	50
Sewer Mains	PVC/6"	Bayview St MH2022 to MH 2020	1976	100	2076	50
Sewer Mains	PVC/6"	X-CNTY to Bayview MH to MH2022	1976	100	2076	50
Sewer Mains	PVC/8"	X-CNTY to Bayview MH2030 to MH2022	1988	100	2088	62
Sewer Mains	HDPE/4"	OFF SHORE RD MH to 3000	1976	100	2076	50
Sewer Mains	PVC/6"	GROVE ST MH to MH 1126	1976	100	2076	50
Sewer Mains	PVC/8"	X-CNTY Clinton to AUDITORIUM	1976	100	2076	50
Sewer Mains	PVC/6"	TO BAYVIEW	1976	100	2076	50
Sewer Mains	PVC/6"	BROADWAY TO PLEASANT	1976	100	2076	50
Sewer Mains	PVC/10"	PARK ROW MH 1005 to MH1000	1988	100	2088	62
Sewer Mains	PVC/8"	Island View Rd to Kelly Cove LN	1976	100	2076	50
Sewer Mains	PVC/8"	Island View RD MH3200 to MH3210	1976	100	2076	50
Sewer Mains	PVC/8"	kelly Cove Lane to Shore Rd	1976	100	2076	50
Sewer Mains	VC/8"	OFF PARK ROW MH1020 to MH1015	1951	100	2051	25

Appendix 4 – Critical Assets Evaluation & Prioritization

Northport Vilage Corporation

2026 Wastewater System Critical Asset Evaluation

Critical Assets Evaluation

Wastewater Treatment Plant									
Treatment Train									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
Manhole covers Train #1	Good	7	5	5	2	6	18	126	$ 20,000
Manhole covers Train #2	Good	7	5	5	2	6	18	126	$ 20,000
Manhole covers Train #3	Good	7	5	5	2	6	18	126	$ 20,000
								Subtotal	**$ 60,000**
Treatment Train #1	Good	1	5	5	6	6	22	22	$ 500,000
Treatment Train #2	Good	1	5	5	6	6	22	22	$ 500,000
Treatment Train #3	Good	1	5	5	6	6	22	22	$ 500,000
Yard Pipiing	Good	1	5	5	4	6	20	20	$ 100,000
Influent Flow Structure	Good	1	5	5	2	6	18	18	$ 50,000
Outlet/Chlorination Structure	Good	1	5	5	2	6	18	18	$ 50,000
Yard valves	Good	1	5	5	2	6	18	18	$ 20,000
								Subtotal	**$ 1,720,000**
								Total Operations Building Related	**$ 1,780,000**
Chlorine Control Building									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
Chlorine dosing pump x2	Good	10	5	5	2	6	18	180	$ 15,000
								Subtotal	$ 15,000
bulk storage tank level sensor	Good	6	5	5	2	6	18	108	$ 15,000
Bulk Storage Tank Leak sensor	Good	6	5	5	1	6	17	102	$ 4,500
Emergency low chemical level	Good	6	5	5	1	6	17	102	$ 4,500
								Subtotal	**$ 24,000**
Doors	Good	5	5	5	2	6	18	90	$ 15,000
Bulk storage tank	Good	5	5	5	2	6	18	90	$ 10,000
Heat	Good	5	5	5	2	6	18	90	$ 10,000
Exhaust Fan	Good	5	5	5	2	6	18	90	$ 10,000
								Subtotal	**$ 45,000**
Building	Good	1	5	5	6	6	22	22	$ 350,000
								Subtotal	**$ 350,000**
								Total Operations Building Garage Related	**$ 389,000**
Control Panel									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost

Control Panel	Good	5	5	5	3	6	19	95	$ 10,000
Control Panel Components	Good	5	5	5	3	6	19	95	$ 100,000
								Subtotal	**$ 110,000**
								Total Control Panel Related	**$ 110,000**
Disinfection System									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
Dechlor Equipment	Poor	4	5	5	1	6	17	68	$ 10,000
								Subtotal	**$ 10,000**
Chlorine Contact Tank	**Fair**	**1**	**5**	**5**	**6**	**6**	**22**	**22**	**$ 350,000**
Dechlor Manhole	Poor	1	5	5	2	6	18	18	$ 20,000
								Subtotal	**$ 350,000**
								Total Chlorine Building Related	**$ 360,000**
Outfall									
Outfall Manhole	Good	1	5	5	2	6	18	18	$ 50,000
Outfall Pipe	Good	1	5	5	6	6	22	22	$ 500,000
								Total Outfall Related	**$ 550,000**
Sampling/Testing/Monitoring									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
Effluent Composite Sampler	Fair	10	5	5	2	6	18	180	$ 50,000
								Subtotal	**$ 50,000**
Effluent Flow Meter	Good	5	5	5	2	6	18	90	$ 50,000
								Subtotal	**$ 50,000**
								Total Sampling/Testing/Monitoring/Controls Related	**$ 100,000**
Generator									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
Back up Generator	Good	5	5	5	5	6	21	105	$ 150,000
								Subtotal	**$ 150,000**
Automatic Transfer Switch	Good	5	5	5	2	6	18	90	$ 50,000
								Subtotal	**$ 50,000**
								Total Disinfection Related	**$ 200,000**
Site									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
Access Drive & Parking	Poor	10	5	5	2	6	18	180	$ 50,000
hem building access are	Poor	10	5	5	1	6	17	170	$ 15,000

								Subtotal	**$ 65,000**
								Total Site Related	**$ 65,000**
Wastewater Treatment Plant and Equipment Summary									
								High Priority	**$ 140,000**
								Medium Priority	**#REF!**
								Low Priority	**$ 255,000**
								Lowest Priority	**$ 2,970,000**
								Total WWTP & Equipment	**#REF!**

Pump Station									
Shore Road Pump Station									
Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
electrical general	obsolete	10	5	5	4	5	19	190	$ 200,000.00
Back up Generator	antiquated	10	5	5	4	5	19	190	$ 120,000.00
Control Panel	Antiquated	10	5	5	4	5	19	190	$ 150,000.00
Pump No. 1	Unknown	10	5	5	3	5	18	180	$ 25,000.00
Pump No. 2	Unknown	10	5	5	3	5	18	180	$ 25,000.00
Slide Rails and Base	Fair	10	5	5	2	5	17	170	$ 20,000.00
Motor Starter / VFD 1	Unknown	10	5	5	2	5	17	170	$ 10,000.00
Motor Starter / VFD 2	Unknown	10	5	5	2	5	17	170	$ 10,000.00
Automatic Transfer Switch	antiquated	10	5	5	2	5	17	170	$ 15,000.00
Check Valve 1 (in Wet Well)	Fair	10	5	5	1	5	16	160	$ 6,500.00
Check Valve 2 (in Wet Well)	Fair	10	5	5	1	5	16	160	$ 6,500.00
Level Indicating Device(s)	fair	10	5	5	1	5	16	160	$ 10,000.00
Gate Valve 1 (in Wet Well)	Fair	9	5	5	2	5	17	153	$ 12,000.00
Gate Valve 2 (in Wet Well)	Fair	9	5	5	2	5	17	153	$ 12,000.00
Roof Covering	good	10	5	5	2	5	17	170	$ 10,000.00
								Subtotal	**$ 622,000.00**
Hatch	Fair	9	5	5	1	5	16	144	$ 5,000.00
Telemetry	Antiquated	9	5	5	1	5	16	144	$ 10,000.00
Roof Structure	Fair	6	5	5	3	5	18	108	$ 35,000.00
								Subtotal	**$ 50,000.00**
Flow Meter	New	5	5	5	1	5	16	80	$ 6,000.00
								Subtotal	**$ 6,000.00**
Wetwell	Fair	1	5	5	5	5	20	20	$ 100,000.00
Building	Fair	1	5	5	5	5	20	20	$ 200,000.00
Wetwell Pipping	Good	1	5	5	3	5	18	18	$ 25,000.00
Force Main	Unknown	1	5	5	3	5	18	18	$ 30,000.00
								Subtotal	**$ 355,000.00**
								Pump Station & Force Main Subtotal	**$ 1,033,000.00**

Pump Station Summary	
High Priority	**$ 622,000**
Medium Priority	**$ 50,000**
Low Priority	**$ 6,000**
Lowest Priority	**$ 355,000**
Total Pump Station & Force Main	**$ 1,033,000**

Sewermains

Sewermains

Assets	Condition	POF	Criticality	Land use	Cost	Demand	AIS	ROF	Est. Replacement Cost
MAPLE STREET MH to MH2003	Poor	10	3	1	4	4	12	120	$ 152,460.00
								Subtotal	$ 152,460.00
LINE BROADWAY TO PLEASANT	Poor	10	3	1	2	4	10	100	$ 38,115.00
OFF PARK ROW MH1020 to MH1015	Poor	10	3	1	2	4	10	100	$ 28,710.00
								Subtotal	**$ 66,825.00**
KELLY COVE LANE MH3130 to MH3155B	Fair	2	3	1	6	4	14	28	$ 464,805.00
GRIFFIN ST MH to MH	Fair	2	3	1	5	4	13	26	$ 280,170.00
WEST & PLEASANT ST MH to MH1115	Fair	2	3	1	5	4	13	26	$ 280,170.00
Island View Rd to Kelly Cove LN	Fair	2	3	1	5	4	13	26	$ 257,400.00
SHORE ROAD MH3125 TO MH3115	Fair	2	3	1	5	4	13	26	$ 231,660.00
WATER PLANT	Fair	2	3	1	5	4	13	26	$ 227,205.00
CLINTON AVENUE	Fair	2	3	1	5	4	13	26	$ 225,720.00
NORTH AVENUE MH TO MH1035	Fair	2	3	1	4	4	12	24	$ 194,040.00
Island View RD MH3200 to MH3210	Fair	2	3	1	4	4	12	24	$ 175,230.00
SEA STREET MH2017 to MH2015	Fair	2	3	1	4	4	12	24	$ 171,765.00
CLINTON AVENUE MH to MH1125	Fair	2	3	1	4	4	12	24	$ 169,785.00
GROVE ST MH to MH 1126	Fair	2	3	1	4	4	12	24	$ 154,935.00
PLEASANT LANE	Fair	2	3	1		4	8	16	$ 146,520.00
OAK STREET MH to MH	Fair	2	3	1	4	4	12	24	$ 138,105.00
BROADWAY ST MH to MH1130	Fair	2	3	1	4	4	12	24	$ 112,860.00
RUGGLES PARK MH2002 to MH2001	Fair	2	3	1	4	4	12	24	$ 110,880.00
Bayview St MH2015 to MH 2020	Fair	2	3	1	3	4	11	22	$ 99,990.00
BAY STREET MH2015 to MH2010	Fair	2	3	1	3	4	11	22	$ 93,555.00

OAK STREET MH1100 to MH1105	Fair	2	3	1	3	4	11	22	$ 87,120.00
X-CNTY to RUGGLES MH 2010 to MH2005	Fair	2	3	1	3	4	11	22	$ 85,635.00
AUDITORIUM PARK MH1025 to MH1020	Fair	2	3	1	3	4	11	22	$ 74,250.00
kelly Cove Lane to Shore Rd	Fair	2	3	1	3	4	11	22	$ 72,765.00
ROGER LANE MH2032 TO MH2030	Fair	2	3	1	3	4	11	22	$ 72,720.00
PARK ROW MH1010 to MH1005	Fair	2	3	1	3	4	11	22	$ 70,290.00
X-CNTY to Bayview MH to MH2022	Fair	2	3	1	3	4	11	22	$ 69,300.00
OFF SHORE RD MH to 3000	Fair	2	3	1	3	4	11	22	$ 65,340.00
PARK ROW MH1012 to MH1010	Fair	2	3	1	3	4	11	22	$ 58,905.00
BLUFF ROAD	Fair	2	3	1	3	4	11	22	$ 52,470.00
AUDITORIUM PARK MH to MH1025	Fair	2	3	1	2	4	10	20	$ 49,500.00
GEORGE ST MH to MH2030	Poor	2	3	1	2	4	10	20	$ 43,560.00
BLUFF ROAD	Fair	2	3	1	2	4	10	20	$ 45,540.00
GEORGE ST MH to MH	Fair	2	3	1	2	4	10	20	$ 32,175.00
Bayview St MH2022 to MH 2020	Fair	2	3	1	2	4	10	20	$ 30,195.00
X-CNTY Clinton to AUDITORIUM	Fair	2	3	1	2	4	10	20	$ 28,710.00
TO BAYVIEW	Fair	2	3	1	2	4	10	20	$ 26,730.00
GEORGE ST MH to MH	Fair	2	3	1	2	4	10	20	$ 15,345.00
BROADWAY TO PLEASANT	Fair	2	3	1	2	4	10	20	$ 11,880.00
								Subtotal rating of POF 2	**$ 4,527,225.00**
MAIN STREET MH1200 to MH1215	Good	1	3	1	6	4	14	14	$ 519,750.00
SHORE ROAD MH2035 TO MH3000	Good	1	3	1	6	4	14	14	$ 449,496.00
COBE ROAD MH2055 TO MH2070	Good	1	3	1	6	4	14	14	$ 398,475.00
BROADWAY ST MH1110 to MH1130	Good	1	3	1	6	4	14	14	$ 323,730.00
SHORE ROAD MH3120 TO MH3115	Good	1	3	1	5	4	13	13	$ 246,510.00
GRIFFIN ST MH 1110 to MH1305	Good	1	3	1	5	4	13	13	$ 204,930.00
PARK ROW MH1014 to MH1012	Good	1	3	1	4	4	12	12	$ 140,085.00
X-CNTY to Bayview MH2030 to MH2022	Good	1	3	1	4	4	12	12	$ 135,630.00
MAPLE STREET MH2003 to MH2002	Good	1	3	1	4	4	12	12	$ 110,880.00

GEORGE ST MH to MH1205	Good	1	3	1	3	4	11	11	$ 71,775.00
CLINTON AVENUE	Poor	1	3	1	3	4	11	11	$ 81,675.00
BLUFF ROAD MH to MH 2070	Good	1	3	1	3	4	11	11	$ 56,925.00
SHORE ROAD MH2045 TO MH2040	Good	1	3	1	3	4	11	11	$ 53,460.00
RUGGLES PARK MH2000 to MH1000	Good	1	3	1	2	4	10	10	$ 46,035.00
GEORGE ST MH1307 to MH1305	Good	1	3	1	2	4	10	10	$ 44,055.00
PARK ROW MH 1005 to MH1000	Good	1	3	1	2	4	10	10	$ 36,185.00
RUGGLES PARK MH2005 to MH2000	Good	1	3	1	2	4	10	10	$ 24,750.00
PARK ROW MH1015 to MH1012	Poor	1	3	1	1	4	9	9	$ 9,900.00
								Subtotal rating of POF 1	**$ 2,954,246.00**
								SewerMains subtotal	**$ 7,700,756.00**

Sewermain Summary	
High Priority	**$ -**
Medium Priority	**$ 152,460**
Low Priority	**$ 66,825**
Lowest Priority	**$ 7,481,471**
Total Sewermains	**$ 7,700,756**

Appendix 5 – 20-Year Capital Improvements Plan

Northport Village Corporation

20-Year Capital Improvements Plan (in 2026 dollars)

Project	Description/Need	Recommended Time Frame			
		2026-2030	2031-2035	2036-2040	2041-2045
Wastewater Treatment					
Chlorine Building & Disinfection	Replace doors				$ 15,000
	Replace Exhaust Fan				$ 10,000
	Heater				$ 10,000
	Chemical Storage				$ 10,000
	Replace chemical storage electronics			$ 24,000	
	Replace Dechlorinaiton equipment	$ 10,000			
	Replace Chemical feed pump and appurtenances	$ 15,000	$ 15,000	$ 1,500	$ 15,000
Sampling, Testing, Monitoring, & Controls	Upgrade Electrical, Controls, SCADA				$ 110,000
	Replace effluent composite sampler	$ 15,000			
	Replace Effluent Flow Meter				$ 50,000
Site	Replace influent Manhole			$ 50,000	
	Replace Chlorination manhole			$ 50,000	
	Redo driveway	$ 65,000			
Treatment	Replace Trreatment Train #1			$ 500,000	
	Replace Trreatment Train #2			$ 500,000	
	Replace Trreatment Train #3				$ 500,000
Generator	Replace generator & ATS				$ 200,000
	Subtotal WWTP	**$ 105,000**	**$ 15,000**	**$ 1,125,500**	**$ 920,000**

Northport Village Corporation

20-Year Capital Improvements Plan (in 2026 dollars)

Project	Description/Need	Recommended Time Frame			
		2026-2030	2031-2035	2036-2040	2041-2045
Pump Station					
Shore Road PS					
Pump Station Upgrade	Renew pump station		$ 152,000		
	Replace Control Panel		$ 150,000		
	Replace Electrical Service		$ 200,000		
	Replace generator & ATS		$ 120,000		
	Replace Roof		$ 10,000		
	Install bypass assembly		$ 10,000		
Subtotal		**$ -**	**$ 642,000**	**$ -**	**$ -**
Sewermains					
Sewermains					
Sewermains	Maple Street MH to MH 2003 pipe (VC)	$ 152,460			
	Park ROW MH1015 to MH1012 pipe (VC)	$ 9,900			
	Clinton Ave Pipe (VC)	$ 225,720			
	Auditorium Park MH to MH 1025 pipe (VC)	$ 49,500			
	Auditorium Park MH 1025 to MH1020 (AC)	$ 74,250			
	Line Broadway to Pleasant (VC)	$ 38,115			
	Water Plant (VC)	$ 227,205			
	Off Park ROW MH1020 to MH1015 pipe (VC)	$ 28,710			
Subtotal		**$ 805,860**	**$ -**	**$ -**	**$ -**
Total Estimated CIP Costs		**$ 910,860**	**$ 657,000**	**$ 1,125,500**	**$ 920,000**
Total Estimated 20-Year Costs		**3,613,360**			

Appendix 6 – Sewer System Map



NORTHPORT VILLAGE CORPORATION
SEWER SYSTEM MAP
2023

DIRIGO ENGINEERING
2 Dirigo Drive Fairfield, Maine 04937 (207) 453-2401 Fax: (207) 453-2405

Dirigo Engineering
2 Dirigo Drive
Fairfield, ME 04937
207-453-2401

Climate Adaptation Plan DRAFT

For the Northport Village Corporation Wastewater System



Dirigo Engineering
2 Dirigo Drive
Fairfield, ME 04937
207-453-2401

July 30, 2026
#25031

Mr. Chuck Applebee Superintendent
Northport Village Corporation
Northport, ME 04849

RE: DRAFT CLIMATE ADAPTATION PLAN
For the Northport Village Corporation Sanitary Sewer System

Dear Mr. Applebee:

The National Oceanic & Atmospheric Administration (NOAA) reports that the average annual air and oceanic temperatures have risen over the last 100 years and the Intergovernmental Panel on Climate Change (IPCC) climate models predict this trend to continue. Rising air and ocean temperatures are believed to be contributing to the melting of polar ice caps and glaciers around the world. Sea levels are rising and the increasing temperatures are likely contributing to greater frequency, duration, and intensity of storms. These climate changes have and will continue to affect us all.

In Maine, since 1895, the average annual temperature has increased 3°F and the average annual precipitation has increased 6". In addition to those average annual increases, extreme weather events have increased. Over the last 3 years, Northport Village Corporation has experienced at least four (4) extreme weather events including the following:

- In December of 2023 and January of 2024, a coastal storm of monumental proportions occurred resulting in damage due to rain and storm surge.
- In March of 2024 a coastal storm occurred. Bayside sustained heavy flooding and power outages due to 5" of rain.
- In April of 2025 a coastal storm occurred. Bayside sustained heavy flooding and power outages.

This Draft Climate Adaptation Plan is intended to provide Northport Village Corporation guidance in planning for and implementing strategies to protect the Corporation's sanitary sewer facilities from the changing climate and extreme events. Please review and provide us with any comments. If you believe it would help the process Dirigo would welcome a meeting to review and discuss.

Sincerely
Dirigo Engineering,

Daniel R. Wells, P.E.
Project Manager

Cc: Robert W. Hartley, Maine DEP

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1.0 Introduction

The Northport Village Corporation (NVC) is located in Northport in Waldo County on Penobscot Bay. NVC provides sewer and water service to the residents of Bayside area of Northport.

The sanitary sewer system serving NVC has 242 customer connections and is comprised of a collection system and a centralized wastewater treatment system.

Extreme weather events at times have impacted the sanitary sewer facilities and the NVC's ability to operate them. The impacts of these extreme events have varied but included the following at one time or another:

- Power failure
- Loss of accessibility
- Direct damage

As with anything in life, failing to plan is planning to fail! The Maine DEP has provided the Northport Village Corporation (NVC) funding to develop a Climate Adaptation Plan with the following goals:

Climate Adaptation Plan Goals

1. ***Assess how climate change may impact the sanitary sewer system and how these impacts may affect the NVC and the environment.***
2. ***Develop, prioritize, and implement strategies for dealing with climate change and its potential impacts to the NVC facilities.***
3. ***Educate operators, community officials, regional agencies, and the general public.***

2.0 Key People

Key people responsible for the preparation of this Climate Adaptation Plan (CAP), and/or responsible for the implementation of the CAP, and/or responsible for the operations and maintenance of the wastewater systems are outlined below:

Northport Village Corporation's Board of Overseers (term expiration year)

President: Janae Novotny (2027)

Secretary/Clerk: Maureen Einstein (2028)

Treasurer: Wendy Huntoon (2026)

Diana Eastty (2028)

Fred Lincoln (2028)

Vicky Matthews (2027)

Kris Mix (2027)

Elaine Moss (2027)

Michael Tirrell (2026)

NVC's Management Officials

Superintendent Chuck Applebee

Village Agent Bill Paige (207) 338-0751, e-mail: bpaige@nvcmaine.gov

Town of Northport's Climate Resilience Committee

Tinsley Morrision, Chair

Celine Bewsher

Susan Conard

Gordon Fuller

Patricia Gladding

John Krueger

Molly Schauffler, ex officio

NVC's Consultants

Mr. Timothy Sawtelle, P.E., Principal Engineer – Dirigo Engineering (207) 453-2401

Mr. James Lord, P.E., Project Engineer - Dirigo Engineering (207) 453-2401

Waldo County Emergency Management Agency

EMA Director: Dale Rowley (207) 338-3870

Regulatory Authority

Mr. Gary Brooks Compliance Officer - Maine DEP (207) 592-2795

3.0 Sanitary Sewer Facilities

This section provides general information about NVC's sanitary sewer systems. Included in the appendix is a map of the system, as well as detailed system information. In addition, NVC has a list of wastewater assets that includes detailed information about all pumping stations, the treatment plant, etc. This information is included in the Fiscal Sustainability Plan.

NVC has a collection system comprised of several miles of gravity sewer mains, one (1) NVC owned and operated wastewater pumping station and pressure force main associated with the pumping station, and a wastewater treatment and disposal facility. There are several privately owned pumping stations that are not part of this report.

Shore Road Pump Station receives wastewater from all customers south of Cobe Road including Kelly Cove subdivision. The pump station discharges through a 4" ductile iron force main that runs approximately 700' northwest along Shore Road and discharges in a manhole at the intersection of Cobe Road and Shore Road. Shore Road Pump Station is a wet well pump station with two (2) submersible no-clog pumps and a precast concrete wet well. The wet well has a top elevation of 38' above sea level. The controls and backup generator are housed in a separate slab-on-grade, non-insulated, wood frame controls building near the wet well. The finish floor elevation for the controls building is 39'. Control panel is an Ohio electric panel updated in 2010. Pumps are operated by wet well level using floats to control the level. Pumps have motor starters for pump operation. Backup power is provided by a 15KW propane fired generator manufactured by Onan, with underground propane tank, and automatic transfer switch. The generator was installed in 1988.

The wastewater treatment facility provides Primary Treatment utilizing three parallel trains of four (4) septic tanks with each train having a capacity of 31,000 gallons. Treatment also consists of disinfection and de-chlorination. The NVC currently has a 301H secondary treatment waiver. The facility has a new chlorination building constructed in 2020. The finish floor of the chlorination building is 15.5'. The WWTP has a permitted average daily flow of 63,000 gpd. The sanitary sewer flows through the treatment train to an 8,000 gallon chlorine contact tank and then into a dichlorination manhole. After passing through flow measuring weirs, the effluent discharges approximately 600' into Belfast Bay via a 12" DR7 IPS HDPE outfall pipe

4.0 Understanding the Threats

Climate change and extreme climate events create a threat to NVC's sanitary sewer system. This section is intended to help understand the potential threats to NVC's sanitary sewer facilities and the threats NVC's sewer facilities pose to the natural environment.

4.1 Threats to the NVC's Sanitary Sewer Facilities

Flooding – Flooding in Northport could be caused by multiple events including:

- High Storm Surge
- Rapid, High Intensity, or Sustained rainfall
- Combination of events

The treatment plant is the most vulnerable of NVC's sanitary sewer facilities. The finish floor elevation of the chlorination building is 15.5' and the top of the septic tank treatment train is approximately 12' above local mean sea level. The proximity of the treatment plant to the shoreline creates vulnerability to flooding from storm surge, which is currently estimated to be 16' above sea level. All components of the treatment plant are at or near the storm surge elevation. This vulnerability to storm surge could lead to power failure, damage to controls and electrical components, and inability to access facilities. Damage or failure of these portions of the treatment plant could result in damage to public facilities, private homes and businesses, as well as damage due to environment contamination.

Impacts of Climate Change

Rising air and sea temperatures are believed to be contributing to the following global conditions and climate events.

1. ***Seal Level Rise (SLR)***
2. ***Increased Storm Surge***
3. ***Increased frequency of Floods (riverine, flash, inland, urban, coastal)***
4. ***Increased or decreased seasonal/annual precipitation***
5. ***Drought***
6. ***Increased storm frequency, duration and intensity***
7. ***Stronger winds***



Figure 1 - Image of March 10, 2024 Storm

The FEMA Flood Insurance Rate Map (FIRM) for Northport, which is included in the appendix, shows the treatment facility located within the currently predicted storm surge area. The elevation of the storm surge has increased from 15' in 2019 to 16' in 2025. Storm surge is predicted to increase to 17.5' by 2070. The treatment plant will continue to be impacted by storm surge in the future which is becoming a significant area of concern. The system should be moved to higher ground to protect the integrity of the treatment system.

The Shore Road Pump Station is approximately 38' above sea level and not in the storm surge area or flood plain.

The collection system is vulnerable to flood infiltration near the shoreline. Some of the manholes and piping in the Ruggles Park area are within the potential storm surge area. These manholes should have flood proof covers. Portions of the collection piping were recently inspected by CCTV to identify deteriorated areas that could allow I&I. However not all areas were accessible, the NVC should inspect the remaining piping that was not done.

Table 1 in the next section compares the elevation of each system to the Storm Surge Elevation (SSE) as well as an assessment of each system's vulnerability.

Increased Annual Precipitation – Increased annual precipitation may have two direct impacts on NVC's sanitary sewer facilities:

1. Inflow and infiltration (I&I) will increase – Most sanitary sewer collection systems experience some level of inflow and infiltration (I&I) in the collection system piping. I&I increases wet weather flow in the collection system and the amount of water delivered to the treatment plant. This adds to the "wear and tear" on pumps, increased energy costs, and if extreme enough could also lead to an overflow of untreated wastewater from pumps, manholes, etc. The NVC inspection showed some leakage into the sewer system, however not excessive at this time, leaks do not get better and will increase over time. Current & recent past reports indicate the system has had no overflows in recent years and that I&I is not a major problem in the majority of the system.

2. Increased Groundwater –An increase in groundwater would increase I&I in the collection system thus increasing treatment costs for power, chemicals and maintenance.

3. Increased flow will also increase the velocity that the wastewater flows through the septic tanks, reducing settling and overall treatment.

Increased Storm Intensity – In 2024 a severe storm dumped excessive rainfall on Northport in a short period of time. This led to extensive flooding in small streams and drainage ways, which in turn led to severe erosion and road washouts. The Town was unable to access some areas for several days and other areas were without power for several days. Due to the topography in the Bay Side area of Northport, the intensity of storms is a threat to the sanitary sewer system.

Strong Winds – Strong winds can take down trees and cutoff power or access to facilities. The NVC only has two facilities that are power dependent. The Shore Road Pump Station and the Treatment Plant. Both facilities have backup power via generators. The Shore Road Pump Station generator was installed in 1988 and the Chlorination building generator was installed in 2020. If the area were to lose power for a prolonged period, the generators at these facilities are critical to maintaining the collection and treatment process. NVC should replace the generator at the Shore Road Pump Station due to its age and potential issues with replacement part availability. The collection system has 11 private pump stations, most of which are near the shoreline. NVC should discuss the need for climate protection and backup power with those private owners.

Winter Storms– As the average annual temperature increases, NVC may be more susceptible to ice storms and other severe winter storms with increasing intensity. Several storms in recent years have occurred which have led to storm surges, flooding, and power outages, as well as reduced access. As stated above for other types of climate impacts, NVC should maintain backup power at the Chlorine Building and replace the generator at the Shore Road Pump Station to ensure those facilities remain operational during winter storms. NVC should discuss the need for climate protection with private pump station owners.

Climate Predictions for Maine

The intergovernmental Panel on Climate Change (IPCC) predicts the following changes in Maine between now and the year 2050:

- ***The Average annual air temperature in Maine will increase another 3 – 5°F***
- ***The average annual precipitation in Maine will increase another 5 – 10%***
- ***Extreme weather events will increase in frequency similar to that seen over the last century***

4.2 Threats to the Natural Environment

Penobscot Bay is an active marine resource for the Northport area as well as the State of Maine. The bay is famous for the Maine lobster fishery, which remains the dominant commercial resource in Northport. Anglers also target striped bass, Atlantic mackerel, and bluefish in tidal waters. The bay is historically a shellfish harvesting area with a long tradition of clamming. Some areas of Belfast Bay and western Penobscot Bay (including areas bordering Northport) are closed to shellfish harvesting due to mercury and other pollutants. Contamination due to system overflows, I&I, or discharge of untreated wastewater because of climate related events would cause significant disruptions to commercial and recreational fishing in the area near Bayside. The financial impact to the fishing industry in the area could be significant.

The shore area adjacent to Bayside is an Estuarine and Marine Wetland with Tidal Waterfowl Habitat. Contamination from wastewater system failures will have a direct impact on those environmentally sensitive areas. Figure 2 shows general environmental areas in comparison to NVC's system.



Figure 2 - NVC System Map with Environmentally Sensitive Areas

5.0 Vulnerable Assets & Potential Consequences

The treatment plant is the most vulnerable of the NVC's sanitary sewer assets. It is located on the shoreline and requires power to treat the wastewater properly. All the identified potential hazards could impact the Treatment Plant; however, storm surge and flooding is considered the most likely and impactful hazard. Table 1 provides a comparison of the elevation of the various facilities and the sea level rise and Storm Surge Elevation (SSE), these are looked at in 2019, 2025, 2070, and 2100, which are in the hazard zone. Facilities located above the SSE are considered by FEMA to be reasonably safe from flooding. Table 2 on the following page provides a summary of vulnerability of assets where within the SSE.

Table 1 - Facility Elevations Compared to Storm Surge Elevation

Facility	Elevation	Flood Elevation Comparison					
		2025 Mean Sea Level 4.94 Variance	*2100 Mean Sea Level 8.94 Variance*	*2019 Storm Surge 15.00 Variance*	*2025 Storm Surge 16.00 Variance*	*2070 Storm Surge 17.50 Variance*	*2100 Storm Surge 21.00 Variance*
Chlorination Building Finish Floor	15.50	10.56	6.56	.5	-.5	-2.00	-5.50
WWTP Tanks	11.83	6.89	2.89	-3.17	-4.17	-5.67	-9.17
Tank inlet	10.25	5.31	1.31	-4.75	-5.75	-7.25	-10.75
Tank Outlet	9.25	4.31	0.31	-5.75	-6.75	-8.25	-11.75
Chlorination MH Inlet	9.00	4.06	0.06	-6.00	-7.00	-8.50	-11.00
Chlorination MH Outlet	7.75	2.81	-1.19	-7.25	-8.25	-9.75	-12.25
Chlorine Contact Tank Inlet	7.50	2.56	-1.44	-7.50	-8.50	-10.00	-12.50
Chlorine Contact Tank Inlet	7.25	2.31	-1.69	-7.75	-8.75	-10.25	-12.75
Dechlorination Inlet	7.00	2.06	-1.94	-8.00	-9.00	-10.50	-13.00
Dechlorination Outlet	6.50	1.56	-2.44	-8.50	-9.50	-11.00	-13.5
Outfall MH Inlet	7.17	2.23	-1.77	-7.83	-8.83	-10.33	-12.83
Outfall MH Outlet	3.50	-1.44	-5.44	-11.5	-12.5	-14.00	-16.5
Outfall	-40.00	-44.94	-48.94	-55.00	-56.00	-57.50	-60.00
Shore RD PS Wetwell	38.00	33.06	29.06	23.00	22.00	20.50	17.00
Shore RD PS Generator Building	39.00	34.06	30.06	24.00	23.00	21.50	18.00

PS = Pump Station

Table 2 - Summary of Vulnerable Assets & Consequences

Facility	Vulnerable to:	Potential Consequences	Potential Financial Impact	Risk Factor
WWTP Chlorination Builidng	Extreme Flooding (10' storm surge)	Building inaccessible due to access road being flooded.	$0	Low
	11' Storm Surge	Damage to facility due to flooding and water damage	$150,000	High
WWTP Treatment System	Flooding (5' storm surge)	WWTP facility Flushed out due to high water treatment compromised, but controls would be above flood level. Area inaccessible, if power failure, generator will run until fuel runs out.	$15,000	High
	Extreme Flooding (10' storm surge)	Treatmtent system underwater and fushed out, but controls would be above flood level. Area inaccessible, if power failure, generator will run until fuel runs out.	$20,000	High
	Extreme Flooding (11' storm surge)	Treatmtent system underwater and fushed out, but controls would be above flood level. Station inaccessible, if power failure, generator will run until fuel runs out.	$25,000	High
	Sea Level rise 4' by 2100	Chemical feed system in accessible due to sea water intrusion	$100,000	High
	15' Storm Surge	Total Washout	$10,000,000	High
Shore Road PS	Extreme Flooding (10' storm surge)	Station inaccessible due to Shore Road and station access road being flooded.	$0	Low
	15' Storm Surge	Station accessible, no damage anticipated.	$0	Low
ALL	Extreme Instantaneous Rainfall	Erosion of roads, ditches, culverts, etc. This could lead to exposed or damages sewer mains, or limited access to facilities.	$100,000	High
	Ice Storms	Facilities accessibility reduced, potential power failure, hazardous conditions for operators.	$100,000	High
	High Wind	Downed Trees could limit access and create power outages	$10,000	Moderate

It is important to note that the costs above do not include potential environmental mitigation measures.

Detailed cost estimates are in the FSP.

6.0 Mitigation Measures and Strategies

This section identifies and evaluates Mitigation Measures and Strategies to protect vulnerable assets from the potential impacts of extreme weather events. Table 3 below identifies potential capital projects for mitigation measures. Table 4 identifies operational strategies to prepare for extreme weather events.

Table 3 – Potential Capital Project Mitigation Measures

Facility	Potential Mitigation Measures	Effectiveness	Practicality	Est. Cost	Evaluation	Recommended
WWTP	Water tight door on Chlorination building	Moderate	High	$5,000	This measure would help to keep facility controls and generator dry allowing the station to function	Yes
	Relocate	High	Low	$5,700,000	Relocate out of the Storm Surge area	Yes
	Flood Tight Hatches all structures	High	High	$50,000	This would help to reduce inflow into wetwell. This is being done as part of current project	Yes
	Relocate Controls and Generator receptacle to location greater than 3' above SSE	High	High	$50,000	This would elevate controls and receptacle to above flood levels and allow function of PS during Floods	Yes
Shore Road PS	Flood Tight Hatch	High	High	$0	This would help to reduce inflow into station with limited capacity but wetwell is currently 28 feet above SSE	Installed in 2017
	Replace backup generator near facility 30' above SSE	High	Low	$50,000	Station should remain accessible to mobile generator	No
Collection System	I&I Study to identify and eliminate sources of extraneous water from collection system	High	High	$50,000	This is a good way to reduce system flows as wet weather and annual precipitation increases	Yes
All Stations & WWTP	Locate sand/salt at each facility	High	High	$10,000	This could help operators to improve safety at each site quickly in the event of ice storm and power failures	Yes
All Stations, WWTP & Collection	Erosion Control BMPs: Check Dams in Ditches, Plunge Pools at culverts, etc.	High	Moderate	$50,000	These measures could help dissipate the energy of runoff and reduce erosion protecting vulnerable assets	Yes

Table 4 – Potential Operational Strategies to Prepare for Extreme Weather Events

Facility	Potential Operational Strategies/Actions	Effectiveness	Practicality	Est. Cost	Evaluation	Recommended
WWTP	Fuel up generator ahead of predicted storm events and spring runoff	High	High	$250	Improved reliability of station	Yes
	Cut any trees back from power lines	High	High	$500	This would reduce potential for power outages	Yes
	Top off Chlorine tank	High	Low	$250	This would provide chlorine for disinfection incase of long term inacccessibility	No
	Pump down treatment train remove sludge	High	Low	$5,000	This might provide some brief relief but would only be temporary	No
Shore Road PS	Fuel up generator ahead of predicted storm events and spring runoff	High	High	$250	Improved reliability of station	Yes
	Cut any trees back from power lines	High	High	$500	This would reduce potential for power outages	Yes
All	Inspect and clean out all culverts	High	High	$500	Practical and can be done easily	Yes
All	Ensure sand/salt stockpiles at each facility weekly	High	High	$100	Practical and can be done easily	Yes

7.0 Implementation Plan

This section highlights recommended capital improvements and operational strategies and provides a guideline for implementing these mitigation measures.

Table 5 – Summary of Recommended Capital Improvement Measures

Facility	Recommended Capital Improvement	Est. Cost	Priority	Implement by:
WWTP	Relocate Treatment Facility to higher elevation.	$5,700,000	1	2040
All Facilities	Place sand/salt storage facilities at the pump station, and WWTP	$10,000	2	2019
Shore Road Pump Station	Replace controls pumps, piping and Generator due to age	$642,000	4	2027
Collection System	I&I Study	$75,000	5	2030
All Stations, WWTP & Collection	Erosion Control BMPs: Check dams in ditches, plunge pools at culverts, etc.	$50,000	6	2026
	Total	**$5,135,000**		

Note: It is estimated that relocating the WWTP could take up to 10 years to complete. This would include options evaluations, permitting, land acquisition, environmental review, acquiring funding, design and construction. Cost Estimates in Appendix D. are based on best available information at the time. The cost estimates also assume the NVC treatment system will not be granted a secondary treatment waiver and will be required to construct a facility that includes primary and secondary treatment with nutrient removal. Location of new treatment plant is assumed to be behind fire station location. A more detailed study will be required to refine these numbers.

Based on the potential risk and recent extreme weather events it is recommended that the NVC complete the above recommended capital improvements to mitigate the potential consequences of extreme weather events. The NVC should prioritize the improvements and work to implement them as outlined above. There are various funding sources available that could provide funding for these improvements, including the following:

i. FEMA Pre-Disaster Mitigation Grant Program
https://www.fema.gov/pre-disaster-mitigation-grant-program
ii. HUD CDBG and Section 108 Loans
https://www.hudexchange.info/programs/section-108/
iii. USDA Rural Development Emergency Community Water Assistance Grants (if applicable)
https://www.rd.usda.gov/programs-services/emergency-community-water-assistance-grants
iv. U.S. Small Business Administration low-interest long term loans (if applicable)
https://www.sba.gov/funding-programs/disaster-assistance
v. Maine DEP Clean Water SRF Loans
http://www.maine.gov/dep/water/grants/srfparag.html

In addition to the recommended capital improvements, the NVC should also incorporate operational strategies outlined in Table 6 below into the normal O&M procedures.

Table 6 – Summary of Recommended Operational Strategies

Recommended Operational Strategies	Implement by:
Fuel and test all generators weekly AND prior to predicted storm events	2026
Cutback trees and branches near all stations and power lines annually	2026
Pump down Treatment Train	2026
Inform home owners with private pumping stations of possible service interuption prior to event	2026
Maintain sand/salt facilities weekly to ensure sufficient product available during ice events	2026
Inspect and cleanout culverts and plunge pools prior to predicted storm events	2026

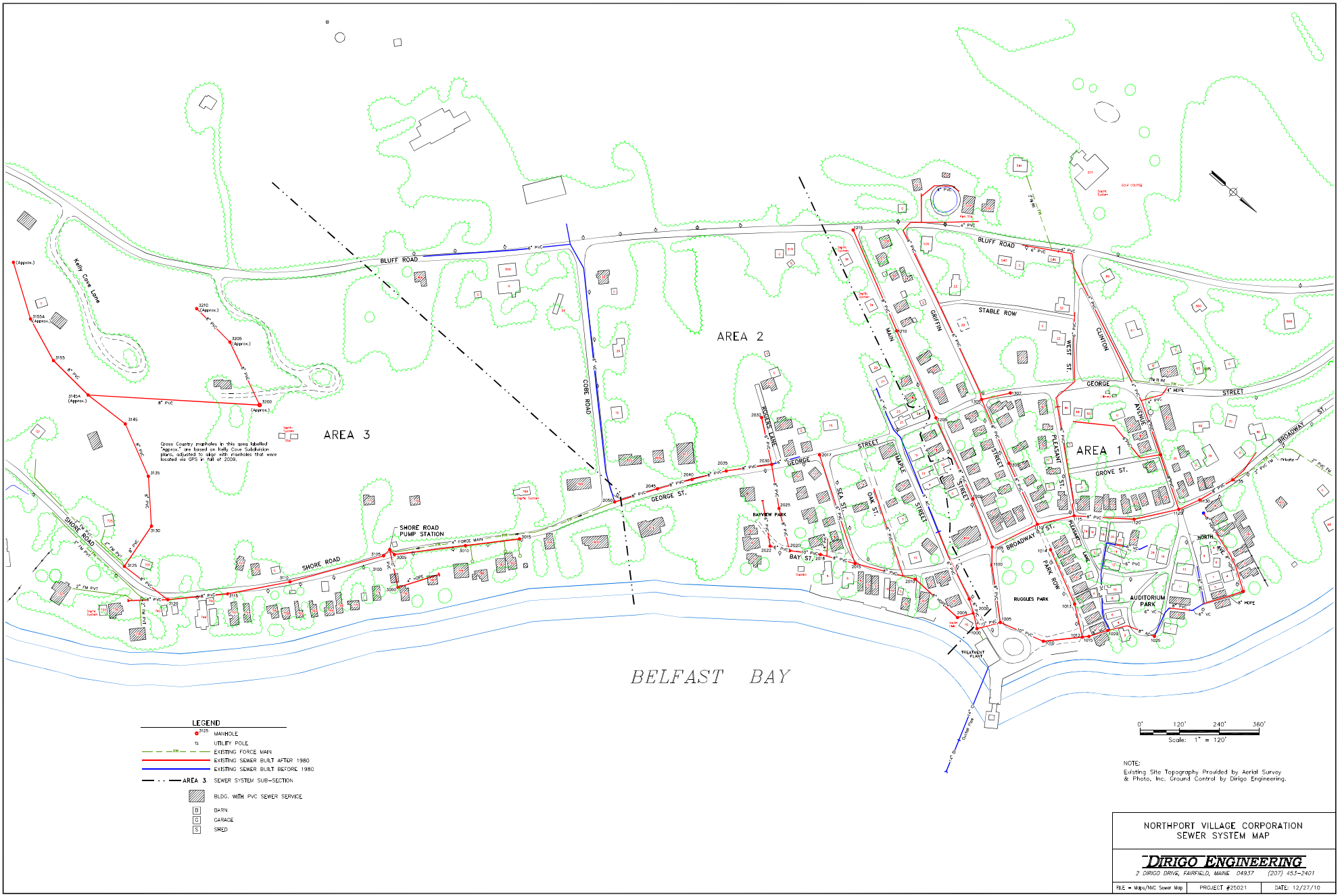
These tasks would increase O&M expenses slightly but could help to greatly reduce the potential for catastrophic damages and much higher expenses.

Appendix

A. Sanitary Sewer System Maps & Details
B. FEMA Flood Insurance Rate Maps
C. WWTP Schematic with Predicted Storm Surges
D. Cost Estimates to Relocate Wastewater Treatment Plant

Appendix A.

Sanitary Sewer System Maps & Details


BELFAST BAY
AREA 1
AREA 2
AREA 3
BLUFF ROAD
COBE ROAD
GEORGE ST.
SHORE ROAD
SHORE ROAD PUMP STATION
Kelly Cove Lane
STABLE ROW
GRIFFIN
MAIN
WEST ST.
CLINTON
GEORGE STREET
AVENUE
GROVE ST.
PLEASANT ST.
MAPLE STREET
SEA ST.
OAK ST.
ROGERS LANE
BAYVIEW PARK
BAY ST.
HIS BROADWAY
PARK ROW
RUGGLES PARK
AUDITORIUM PARK
NORTH AVE.
BROADWAY ST.
TREATMENT PLANT
OUTER PIER
Gross Country manholes in this area labelled "Approx." are based on Kelly Cove Subdivision plans, adjusted to align with manholes that were located via GPS in Fall of 2009.
LEGEND
MANHOLE
UTILITY POLE
EXISTING FORCE MAIN
EXISTING SEWER BUILT AFTER 1980
EXISTING SEWER BUILT BEFORE 1980
AREA 3 SEWER SYSTEM SUB-SECTION
BLDG. WITH PVC SEWER SERVICE
B BARN
G GARAGE
S SHED
0' 120' 240' 360'
Scale: 1" = 120'
NOTE:
Existing Site Topography Provided by Aerial Survey & Photo, Inc. Ground Control by Dirigo Engineering.
NORTHPORT VILLAGE CORPORATION
SEWER SYSTEM MAP
DIRIGO ENGINEERING
2 DIRIGO DRIVE, FAIRFIELD, MAINE 04937 (207) 453-2401
FILE = Maps/NVC Sewer Map
PROJECT #25021
DATE: 12/27/10

Appendix B.
Flood Hazard Map

Maine Flood Hazard Map



7/13/2026, 7:43:10 AM

- E911 Address Points
- Political Jurisdictions
- Coastal Transects

Flood Hazard Boundaries

- SFHA / Flood Zone Boundary

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata

1:1,555

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS, Maine E911 Maine

Maine Floodplain Management Program

2017; This web mapping application is for general planning purposes only. To print an official Flood Insurance Rate Map, use the dynamic FIRMette print feature the FEMA Map Service Center.

Maine Flood Hazard Map



7/13/2026, 7:41:16 AM

Political Jurisdictions

Coastal Transects

Flood Hazard Boundaries

SFHA / Flood Zone Boundary

Flood Hazard Zones

1% Annual Chance Flood Hazard

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

1:12,000

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

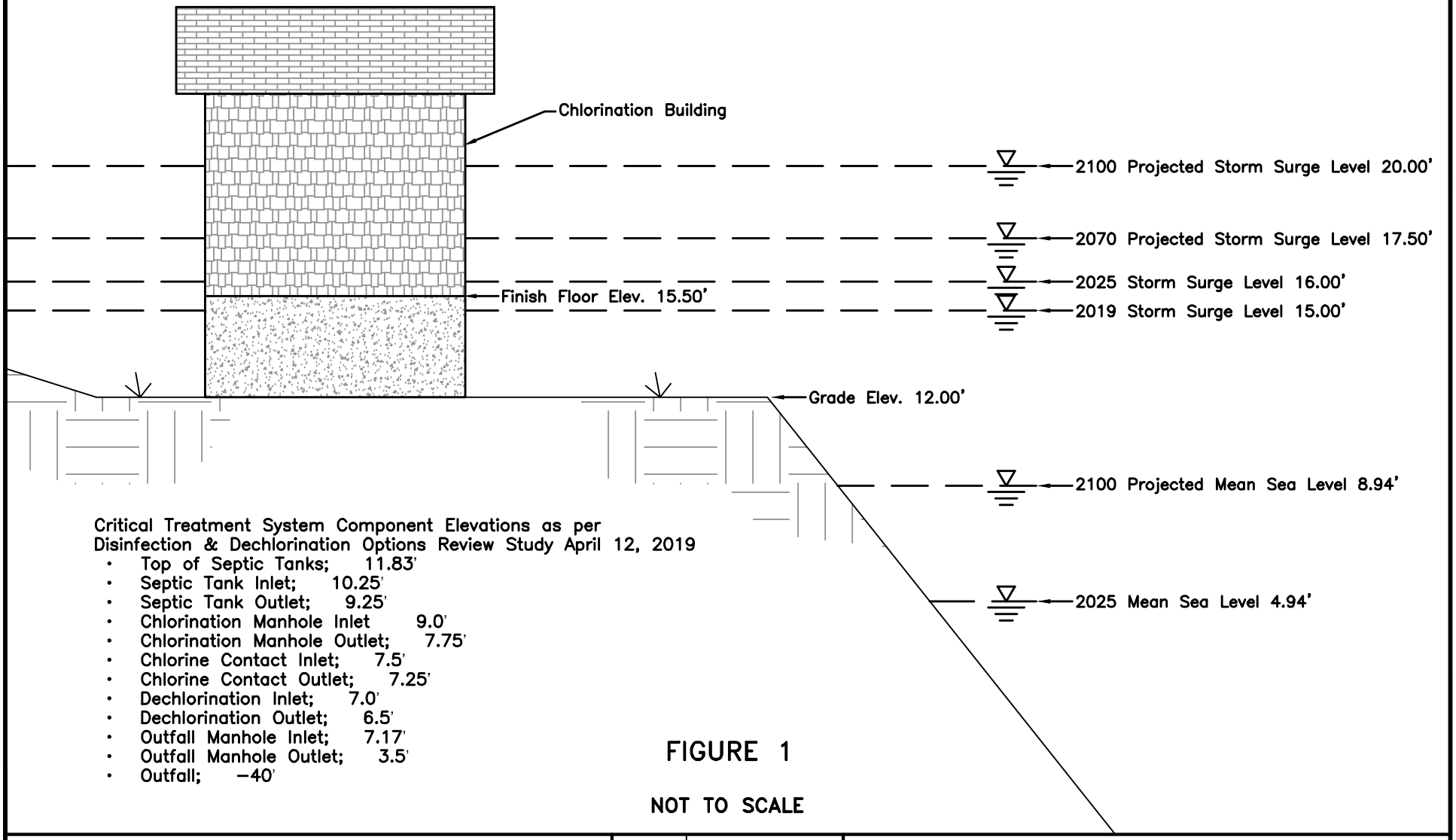
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS, Maine E911 Maine

Maine Floodplain Management Program

2017; This web mapping application is for general planning purposes only. To print an official Flood Insurance Rate Map, use the dynamic FIRMette print feature the FEMA Map Service Center.

Appendix C.

WWTP Schematic with Predicted Sea Level Rise and Storm Surges



Critical Treatment System Component Elevations as per Disinfection & Dechlorination Options Review Study April 12, 2019

- Top of Septic Tanks; 11.83'
- Septic Tank Inlet; 10.25'
- Septic Tank Outlet; 9.25'
- Chlorination Manhole Inlet 9.0'
- Chlorination Manhole Outlet; 7.75'
- Chlorine Contact Inlet; 7.5'
- Chlorine Contact Outlet; 7.25'
- Dechlorination Inlet; 7.0'
- Dechlorination Outlet; 6.5'
- Outfall Manhole Inlet; 7.17'
- Outfall Manhole Outlet; 3.5'
- Outfall; −40'

FIGURE 1

NOT TO SCALE

NORTHPORT VILLAGE CORPORATION
PROJECTED SEA LEVEL RISE
2025 – 2100

PROJ.:	#25031
DATE:	1/26/26
PAGE:	1 of 1

DIRIGO ENGINEERING
2 DIRIGO DRIVE, FAIRFIELD, MAINE 04937 (207) 453-2401

Appendix D.

Cost Estimates to Relocate Wastewater Treatment Plant

DIRIGO ENGINEERING
2 Dirigo Drive Fairfield, Maine 04937 (207) 453-2401 Fax: (207) 453-2405

Opinion of Probable Costs
Northport Village Coporation
Wastewater Treatment Plant Relocation costs

8/21/2026

Upgrades		Projects
1 New Waste Water Treatment Plant	$	4,865,000
2 New main Pump Station from old WWTP to new WWTP	$	871,000
Total Estimated Costs	***$***	***5,736,000***

These costs are based on best available information at the time. Location of new Treatment plant is assumed to be behind fire station location. A more detailed study will be required to refine these numbers.

DIRIGO ENGINEERING
2 Dirigo Drive Fairfield, Maine 04937 (207) 453-2401 Fax: (207) 453-2405

Opinion of Probable Costs
Northport Village Coporation
Wastewater Treatment Plant Relocation Costs

8/21/2026

Construction Costs		Est. Qty	Units	Unit Cost	Extended Cost
1	Yard Pippng	1	ea	$ 150,000	$ 150,000
2	Operations Building/Lab	1	ea	$ 250,000	$ 250,000
3	Electrical	1	ea	$ 350,000	$ 350,000
4	Structures	1	ea	$ 500,000	$ 500,000
5	Headworks	1	ea	$ 150,000	$ 150,000
6	RBC	1	ea	$ 1,000,000	$ 1,000,000
7	Discharge Piping	2000	lf	$ 300	$ 600,000
8	Security Fencing	1	ea	$ 75,000	$ 75,000
9	SCADA	1	ea	$ 150,000	$ 150,000
10	Genarator	1	ea	$ 100,000	$ 100,000
11	Demo existing treatment Plant	1	ea	$ 150,000	$ 150,000
	Construction Subtotal			***Subtotal***	***$ 3,475,000***
OTHER COSTS ESTIMATED TO BE 40% OF CONSTRUCTION COSTS					**$ 1,390,000.0**
				Subtotal Other Costs	***$ 1,390,000***
				Total estimated Costs	***$ 4,865,000***

DIRIGO ENGINEERING
2 Dirigo Drive Fairfield, Maine 04937 (207) 453-2401 Fax: (207) 453-2405

Opinion of Probable Costs
Northport Village Coporation
New Pump Station for WWTP Relocation

Construction Costs 8/21/2026

1	New 8' Wet Well	$	60,000
2	New 15 HP Pumps w/VFDs (2)	$	50,000
3	Slide Rails, base elbow, etc.	$	20,000
4	New valve manhole with check valves and isolation valves	$	50,000
5	Site Work, Site piping, Installation, Restoration	$	125,000
6	Electrical & Controls	$	150,000
8	New 6" Force Main (2000' @ $300/ft)	$	90,000
9	Generator	$	100,000
	Construction Subtotal	***$***	***645,000***
OTHER COSTS ESTIMATED TO BE 35% OF CONSTRUCTION COSTS		***$***	***226,000***
	Subtotal Other Costs	***$***	***226,000***
	Total estimated Costs	***$***	***871,000***

These costs are based on best available information at the time. Location of new Treatment plant is assumed to be behind fire station location. A more detailed study will be required to refine these numbers.

Dirigo Engineering
2 Dirigo Drive
Fairfield, ME 04937
207-453-2401

Northport Village Corporation
Established 1915
813 Shore Road, Northport, Maine 04849

Utilities Meeting, October 16, 2026

ACCOUNTS RECEIVABLE BALANCES: October 13, 2026

The current past due balance totals are: Water: $225.02; Sewer: $567.21; Sewer RTS $221.50 (totaling $1,013.73)

BANK BALANCES AND WARRANTS: October 13, 2026

Please note: Funds to cover September Warrant expenses for Due to and Check payments from the Water and Wastewater Accounts are outstanding, and noted below.

Wastewater Checking *2620: $57,620.54 (Warrant and Pump Expenses $37,611 = true balance $20,009)

Wastewater Savings ICS*4739: $90,927.33

Water Checking *3143: $25,786.09 (Warrant Expenses $8,090 = true balance $17,696)

Water Savings ICS*4747: $168,745.60

QBO BUDGETS VS ACTUALS REPORTS: January 2026 - August 2026
Reports Attached.

WORKING DRAFT BUDGETS:
Preliminary Documents Attached.

Respectfully submitted,

Alyssa Haywood

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4000 Revenue						
4400 Sewer Operating Revenue						
4410 Sewer Fees	221,262.15	335,080.00	-113,817.85	113,817.85	66.03 %	33.97 %
Total 4400 Sewer Operating Revenue	**221,262.15**	**335,080.00**	**-113,817.85**	**113,817.85**	**66.03 %**	**33.97 %**
4600 Sewer Non-operating Revenue						
4610 Interest Income	1,801.06	2,000.00	-198.94	198.94	90.05 %	9.95 %
4620 Grants	19,155.12	0.00	19,155.12	-19,155.12		
4630 Miscellaneous Revenue		0.00	0.00	0.00		
4640 RTS fee	1,772.00		1,772.00	-1,772.00		
Total 4600 Sewer Non-operating Revenue	**22,728.18**	**2,000.00**	**20,728.18**	**-20,728.18**	**1,136.41 %**	**-1,036.41 %**
Total 4000 Revenue	**243,990.33**	**337,080.00**	**-93,089.67**	**93,089.67**	**72.38 %**	**27.62 %**
Billable Expenditure Revenue		0.00	0.00	0.00		
Services		3,010.00	-3,010.00	3,010.00		100.00 %
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$243,990.33**	**$340,090.00**	**$ -96,099.67**	**$96,099.67**	**71.74 %**	**28.26 %**
GROSS PROFIT	**$243,990.33**	**$340,090.00**	**$ -96,099.67**	**$96,099.67**	**71.74 %**	**28.26 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services						
6021 Mowing and Trimming Service		0.00	0.00	0.00		
6022 Trash Collection		0.00	0.00	0.00		
Total 6020 Contracted Services		**0.00**	**0.00**	**0.00**		
6036 Bookkeeping	7,117.11	9,600.00	-2,482.89	2,482.89	74.14 %	25.86 %
6047 Sewer Utilities Superintendent	15,956.77	30,000.00	-14,043.23	14,043.23	53.19 %	46.81 %
Total 6000 1099 Contractors	**23,073.88**	**39,600.00**	**-16,526.12**	**16,526.12**	**58.27 %**	**41.73 %**
6050 Auto Expenses						
6051 Auto Fuel Expense						
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	538.78	750.00	-211.22	211.22	71.84 %	28.16 %
Total 6051 Auto Fuel Expense	**538.78**	**750.00**	**-211.22**	**211.22**	**71.84 %**	**28.16 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	1,028.54	1,000.00	28.54	-28.54	102.85 %	-2.85 %
Total 6055 Auto Repairs & Maintenance	**1,028.54**	**1,000.00**	**28.54**	**-28.54**	**102.85 %**	**-2.85 %**
6058 Mileage Expenses		0.00	0.00	0.00		
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	2,000.00		100.00 %
Total 6050 Auto Expenses	**1,567.32**	**3,750.00**	**-2,182.68**	**2,182.68**	**41.80 %**	**58.20 %**
6065 Community Events		0.00	0.00	0.00		
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	1,974.85	4,000.00	-2,025.15	2,025.15	49.37 %	50.63 %
6077 Income Protection Plan	605.61	2,500.00	-1,894.39	1,894.39	24.22 %	75.78 %
Total 6075 Employee Benefits	**2,580.46**	**6,500.00**	**-3,919.54**	**3,919.54**	**39.70 %**	**60.30 %**
6080 Employees Salaries & Wages						
6081 Collection System Operator	9,122.31	18,000.00	-8,877.69	8,877.69	50.68 %	49.32 %
6081.5 Assistant CSO		5,000.00	-5,000.00	5,000.00		100.00 %

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6082 Distribution Officer Wages	1,691.25	0.00	1,691.25	-1,691.25		
6082.5 Assistant DO Wages		0.00	0.00	0.00		
6083 Lifeguard Wages		0.00	0.00	0.00		
6084 Office Personnel Wages	13,629.16	18,100.00	-4,470.84	4,470.84	75.30 %	24.70 %
6084.5 Finance Manager	729.50	4,000.00	-3,270.50	3,270.50	18.24 %	81.76 %
6085 Police Wages		0.00	0.00	0.00		
6086 Treatment Plant Operator	24,274.00	38,425.00	-14,151.00	14,151.00	63.17 %	36.83 %
6087 Utility Billing Wages	2,935.83	5,500.00	-2,564.17	2,564.17	53.38 %	46.62 %
6088 Village Agent Wages	2,561.29	0.00	2,561.29	-2,561.29		
6088.50 Village Agent Assistant		0.00	0.00	0.00		
6089 Village Official Wages		0.00	0.00	0.00		
6090 Winter Road Wages		0.00	0.00	0.00		
Total 6080 Employees Salaries & Wages	**54,943.34**	**89,025.00**	**-34,081.66**	**34,081.66**	**61.72 %**	**38.28 %**
6095 Payroll Processing Fees	569.75	1,100.00	-530.25	530.25	51.80 %	48.20 %
6096 Payroll Tax Expense	4,934.72	7,000.00	-2,065.28	2,065.28	70.50 %	29.50 %
Total 6070 Employee Wages & Benefits	**63,028.27**	**103,625.00**	**-40,596.73**	**40,596.73**	**60.82 %**	**39.18 %**
6150 Information & Notices		300.00	-300.00	300.00		100.00 %
6160 Insurance Paid						
6161 Property & Casualty Insurance	1,922.88	3,500.00	-1,577.12	1,577.12	54.94 %	45.06 %
6162 Workers Comp Insurance		1,300.00	-1,300.00	1,300.00		100.00 %
Total 6160 Insurance Paid	**1,922.88**	**4,800.00**	**-2,877.12**	**2,877.12**	**40.06 %**	**59.94 %**
6190 Legal & Professional Services						
6191 Auditing Services	5,959.17	10,000.00	-4,040.83	4,040.83	59.59 %	40.41 %
6192 Engineering Fees	25,391.44	0.00	25,391.44	-25,391.44		
6193 Legal Fees		0.00	0.00	0.00		
Total 6190 Legal & Professional Services	**31,350.61**	**10,000.00**	**21,350.61**	**-21,350.61**	**313.51 %**	**-213.51 %**
6210 Licenses, Permits, & Fees	68.00	2,500.00	-2,432.00	2,432.00	2.72 %	97.28 %
6240 Membership Dues		300.00	-300.00	300.00		100.00 %
6260 Office Supplies	987.40	1,500.00	-512.60	512.60	65.83 %	34.17 %
6285 Postage	320.00	1,500.00	-1,180.00	1,180.00	21.33 %	78.67 %
6305 Regulatory Fees	1,408.62	1,500.00	-91.38	91.38	93.91 %	6.09 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	432.70	500.00	-67.30	67.30	86.54 %	13.46 %
6332 Cleaning	594.00	850.00	-256.00	256.00	69.88 %	30.12 %
6335 Sludge Removal	32,005.00	50,000.00	-17,995.00	17,995.00	64.01 %	35.99 %
6337 Wharf & Floats Maintenance		2,500.00	-2,500.00	2,500.00		100.00 %
6342 General Repairs & Maintenance	2,942.58	12,000.00	-9,057.42	9,057.42	24.52 %	75.48 %
Total 6330 Repairs & Maintenance	**35,974.28**	**65,850.00**	**-29,875.72**	**29,875.72**	**54.63 %**	**45.37 %**
6344 Safety Committee Operations		0.00	0.00	0.00		
6345 Software	1,939.36	5,000.00	-3,060.64	3,060.64	38.79 %	61.21 %
6350 Supplies & Chemicals	6,127.11	12,000.00	-5,872.89	5,872.89	51.06 %	48.94 %
6360 Tax Collection Fees		0.00	0.00	0.00		
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies		**0.00**	**0.00**	**0.00**		
6400 Utilities						

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6401 Electricity Expense	3,226.73	5,500.00	-2,273.27	2,273.27	58.67 %	41.33 %
6402 Oil	451.44	600.00	-148.56	148.56	75.24 %	24.76 %
6403 Hydrant Rental		150.00	-150.00	150.00		100.00 %
6404 Propane	95.41	750.00	-654.59	654.59	12.72 %	87.28 %
6405 Street Lights		0.00	0.00	0.00		
6406 Telephone & Internet Expenses	846.12	1,500.00	-653.88	653.88	56.41 %	43.59 %
6407 Water & Sewer	824.48	1,800.00	-975.52	975.52	45.80 %	54.20 %
Total 6400 Utilities	**5,444.18**	**10,300.00**	**-4,855.82**	**4,855.82**	**52.86 %**	**47.14 %**
6500 Water Testing	5,388.68	11,000.00	-5,611.32	5,611.32	48.99 %	51.01 %
6700 Depreciation Expense		0.00	0.00	0.00		
6800 Bond Expenses						
6810 2008 MMBB Bond Principal	6,637.00	6,998.00	-361.00	361.00	94.84 %	5.16 %
6811 2008 MMBB Bond Interest	360.38	360.00	0.38	-0.38	100.11 %	-0.11 %
6814 2012 MMBB Refinance Bond Principal	5,582.59	5,583.00	-0.41	0.41	99.99 %	0.01 %
6815 2012 MMBB Refinance Bond Interest	1,930.41	1,930.00	0.41	-0.41	100.02 %	-0.02 %
6816 2013 BHBT Bond Principal	12,570.99	12,571.00	-0.01	0.01	100.00 %	0.00 %
6817 2013 BHBT Bond Interest	5,025.82	5,026.00	-0.18	0.18	100.00 %	0.00 %
6821 Loan Payment to Water - Principal	9,765.72	19,532.00	-9,766.28	9,766.28	50.00 %	50.00 %
6822 Loan Payment to Water - Interest	1,050.94	1,304.00	-253.06	253.06	80.59 %	19.41 %
Total 6800 Bond Expenses	**42,923.85**	**53,304.00**	**-10,380.15**	**10,380.15**	**80.53 %**	**19.47 %**
Unapplied Cash Bill Payment Expenditure		0.00	0.00	0.00		
Uncategorized Expense		0.00	0.00	0.00		
Total Expenditures	**$221,524.44**	**$326,829.00**	**$ -105,304.56**	**$105,304.56**	**67.78 %**	**32.22 %**
NET OPERATING REVENUE	**$22,465.89**	**$13,261.00**	**$9,204.89**	**$ -9,204.89**	**169.41 %**	**-69.41 %**
Other Expenditures						
7100 Contingency Expenses	3,088.80	6,361.00	-3,272.20	3,272.20	48.56 %	51.44 %
7300 Sewer Reserve Fund		7,200.00	-7,200.00	7,200.00		100.00 %
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$3,088.80**	**$13,561.00**	**$ -10,472.20**	**$10,472.20**	**22.78 %**	**77.22 %**
NET OTHER REVENUE	**$ -3,088.80**	**$ -13,561.00**	**$10,472.20**	**$ -10,472.20**	**22.78 %**	**77.22 %**
NET REVENUE	**$19,377.09**	**$ -300.00**	**$19,677.09**	**$ -19,677.09**	**-6,459.03 %**	**6,559.03 %**

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4100 Water Revenue						
4200 Water Operating Revenue						
4210 Water Sales	153,908.61	210,800.00	-56,891.39	56,891.39	73.01 %	26.99 %
4220 Rate Increase		0.00	0.00	0.00		
4230 Water Service Fee Revenue		8,000.00	-8,000.00	8,000.00		100.00 %
4240 Hydrant Rental Revenue		25,000.00	-25,000.00	25,000.00		100.00 %
Total 4200 Water Operating Revenue	**153,908.61**	**243,800.00**	**-89,891.39**	**89,891.39**	**63.13 %**	**36.87 %**
4300 Water Non-operating Revenue						
4310 Interest Income	3,085.74	3,000.00	85.74	-85.74	102.86 %	-2.86 %
4320 Interest on Loan Receivable Sewer	749.05	1,304.00	-554.95	554.95	57.44 %	42.56 %
4330 Lead Pipe Study Grant		0.00	0.00	0.00		
4340 Miscellaneous Revenue	467.00	0.00	467.00	-467.00		
Total 4300 Water Non-operating Revenue	**4,301.79**	**4,304.00**	**-2.21**	**2.21**	**99.95 %**	**0.05 %**
Total 4100 Water Revenue	**158,210.40**	**248,104.00**	**-89,893.60**	**89,893.60**	**63.77 %**	**36.23 %**
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$158,210.40**	**$248,104.00**	**$ -89,893.60**	**$89,893.60**	**63.77 %**	**36.23 %**
Cost of Goods Sold						
5000 Cost of Goods Sold						
5100 Water Purchases	24,166.80	30,000.00	-5,833.20	5,833.20	80.56 %	19.44 %
Total 5000 Cost of Goods Sold	**24,166.80**	**30,000.00**	**-5,833.20**	**5,833.20**	**80.56 %**	**19.44 %**
Total Cost of Goods Sold	**$24,166.80**	**$30,000.00**	**$ -5,833.20**	**$5,833.20**	**80.56 %**	**19.44 %**
GROSS PROFIT	**$134,043.60**	**$218,104.00**	**$ -84,060.40**	**$84,060.40**	**61.46 %**	**38.54 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services						
6021 Mowing and Trimming Service		0.00	0.00	0.00		
6022 Trash Collection		0.00	0.00	0.00		
Total 6020 Contracted Services		**0.00**	**0.00**	**0.00**		
6036 Bookkeeping	7,117.11	9,600.00	-2,482.89	2,482.89	74.14 %	25.86 %
6047 Water Utilities Superintendent	12,630.77	25,000.00	-12,369.23	12,369.23	50.52 %	49.48 %
Total 6000 1099 Contractors	**19,747.88**	**34,600.00**	**-14,852.12**	**14,852.12**	**57.07 %**	**42.93 %**
6050 Auto Expenses						
6051 Auto Fuel Expense						
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	538.78	750.00	-211.22	211.22	71.84 %	28.16 %
Total 6051 Auto Fuel Expense	**538.78**	**750.00**	**-211.22**	**211.22**	**71.84 %**	**28.16 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6057 Truck Maintenance	1,028.54	1,000.00	28.54	-28.54	102.85 %	-2.85 %
Total 6055 Auto Repairs & Maintenance	**1,028.54**	**1,000.00**	**28.54**	**-28.54**	**102.85 %**	**-2.85 %**
6058 Mileage Expenses		0.00	0.00	0.00		
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	2,000.00		100.00 %
Total 6050 Auto Expenses	**1,567.32**	**3,750.00**	**-2,182.68**	**2,182.68**	**41.80 %**	**58.20 %**
6065 Community Events		0.00	0.00	0.00		
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	1,731.24	4,000.00	-2,268.76	2,268.76	43.28 %	56.72 %
6077 Income Protection Plan	337.20	1,200.00	-862.80	862.80	28.10 %	71.90 %
Total 6075 Employee Benefits	**2,068.44**	**5,200.00**	**-3,131.56**	**3,131.56**	**39.78 %**	**60.22 %**
6080 Employees Salaries & Wages						
6081 Collection System Operator		0.00	0.00	0.00		
6082 Distribution Officer Wages	19,966.41	41,600.00	-21,633.59	21,633.59	48.00 %	52.00 %
6082.5 Assistant DO Wages		4,000.00	-4,000.00	4,000.00		100.00 %
6083 Lifeguard Wages		0.00	0.00	0.00		
6084 Office Personnel Wages	11,463.99	18,100.00	-6,636.01	6,636.01	63.34 %	36.66 %
6084.50 Finance Manager	479.52	4,000.00	-3,520.48	3,520.48	11.99 %	88.01 %
6085 Police Wages		0.00	0.00	0.00		
6087 Utility Billing Wages	2,749.13	5,500.00	-2,750.87	2,750.87	49.98 %	50.02 %
6088 Village Agent Wages		0.00	0.00	0.00		
6088.50 Village Agent Assistant		0.00	0.00	0.00		
6089 Village Official Wages		0.00	0.00	0.00		
6090 Winter Road Wages		0.00	0.00	0.00		
Total 6080 Employees Salaries & Wages	**34,659.05**	**73,200.00**	**-38,540.95**	**38,540.95**	**47.35 %**	**52.65 %**
6095 Payroll Processing Fees	468.50	1,100.00	-631.50	631.50	42.59 %	57.41 %
6096 Payroll Tax Expense	3,049.65	6,000.00	-2,950.35	2,950.35	50.83 %	49.17 %
Total 6070 Employee Wages & Benefits	**40,245.64**	**85,500.00**	**-45,254.36**	**45,254.36**	**47.07 %**	**52.93 %**
6150 Information & Notices		300.00	-300.00	300.00		100.00 %
6160 Insurance Paid						
6161 Property & Casualty Insurance	709.88	3,220.00	-2,510.12	2,510.12	22.05 %	77.95 %
6162 Workers Comp Insurance		1,000.00	-1,000.00	1,000.00		100.00 %
Total 6160 Insurance Paid	**709.88**	**4,220.00**	**-3,510.12**	**3,510.12**	**16.82 %**	**83.18 %**
6170 Interest		0.00	0.00	0.00		
6190 Legal & Professional Services						
6191 Auditing Services	7,274.67	14,000.00	-6,725.33	6,725.33	51.96 %	48.04 %
6192 Engineering Fees		0.00	0.00	0.00		
6193 Legal Fees		0.00	0.00	0.00		
Total 6190 Legal & Professional Services	**7,274.67**	**14,000.00**	**-6,725.33**	**6,725.33**	**51.96 %**	**48.04 %**
6210 Licenses, Permits, & Fees	583.00	600.00	-17.00	17.00	97.17 %	2.83 %
6240 Membership Dues		300.00	-300.00	300.00		100.00 %

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6260 Office Supplies	862.85	1,500.00	-637.15	637.15	57.52 %	42.48 %
6285 Postage	632.00	1,500.00	-868.00	868.00	42.13 %	57.87 %
6305 Regulatory Fees	780.00	1,200.00	-420.00	420.00	65.00 %	35.00 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	389.72	500.00	-110.28	110.28	77.94 %	22.06 %
6332 Cleaning	594.00	850.00	-256.00	256.00	69.88 %	30.12 %
6342 General Repairs & Maintenance	12,927.33	12,000.00	927.33	-927.33	107.73 %	-7.73 %
Total 6330 Repairs & Maintenance	**13,911.05**	**13,350.00**	**561.05**	**-561.05**	**104.20 %**	**-4.20 %**
6345 Software	1,951.20	5,000.00	-3,048.80	3,048.80	39.02 %	60.98 %
6350 Supplies	3,742.62	5,500.00	-1,757.38	1,757.38	68.05 %	31.95 %
6360 Tax Collection Fees		0.00	0.00	0.00		
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies		**0.00**	**0.00**	**0.00**		
6400 Utilities						
6401 Electricity Expense	4,107.82	5,000.00	-892.18	892.18	82.16 %	17.84 %
6402 Oil/Propane	451.44	600.00	-148.56	148.56	75.24 %	24.76 %
6403 Hydrant Rental		0.00	0.00	0.00		
6405 Street Lights		0.00	0.00	0.00		
6406 Telephone & Internet Expenses	846.11	1,500.00	-653.89	653.89	56.41 %	43.59 %
6407 Water & Sewer	1,359.62	1,500.00	-140.38	140.38	90.64 %	9.36 %
Total 6400 Utilities	**6,764.99**	**8,600.00**	**-1,835.01**	**1,835.01**	**78.66 %**	**21.34 %**
6500 Water Testing	344.00	1,100.00	-756.00	756.00	31.27 %	68.73 %
6600 Lead Pipe Testing Expenses		0.00	0.00	0.00		
6700 Reserve Accrual - Loan from Sewer Interest		1,304.00	-1,304.00	1,304.00		100.00 %
6800 Bond Expenses						
6812 2009 MMBB Bond Principal		0.00	0.00	0.00		
6813 2099 MMBB Bond Interest		0.00	0.00	0.00		
6816 2013 MMBB Refinance Bond Principal	23,046.82	23,047.00	-0.18	0.18	100.00 %	0.00 %
6817 2013 MMBB Refinance Bond Interest	9,214.02	9,214.00	0.02	-0.02	100.00 %	-0.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	0.00		
6819 2015 BHBT Bond Interest		0.00	0.00	0.00		
6820 2021 MMBB Bond Principal		0.00	0.00	0.00		
6821 2021 MMBB Bond Interest		0.00	0.00	0.00		
Total 6800 Bond Expenses	**32,260.84**	**32,261.00**	**-0.16**	**0.16**	**100.00 %**	**0.00 %**
6900 Depreciation Expense		0.00	0.00	0.00		

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Unapplied Cash Bill Payment Expenditure		0.00	0.00	0.00		
Uncategorized Expense	0.00	0.00	0.00	0.00		
Total Expenditures	**$131,377.94**	**$214,585.00**	**$ -83,207.06**	**$83,207.06**	**61.22 %**	**38.78 %**
NET OPERATING REVENUE	**$2,665.66**	**$3,519.00**	**$ -853.34**	**$853.34**	**75.75 %**	**24.25 %**
Other Expenditures						
7100 Contingency Expenses	3,088.80	3,819.00	-730.20	730.20	80.88 %	19.12 %
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$3,088.80**	**$3,819.00**	**$ -730.20**	**$730.20**	**80.88 %**	**19.12 %**
NET OTHER REVENUE	**$ -3,088.80**	**$ -3,819.00**	**$730.20**	**$ -730.20**	**80.88 %**	**19.12 %**
NET REVENUE	**$ -423.14**	**$ -300.00**	**$ -123.14**	**$123.14**	**141.05 %**	**-41.05 %**

2026 REVIEW OF
INTERLOCAL AGREEMENT BETWEEN BELFAST WATER DISTRICT AND NORTHPORT VILLAGE CORPORATION FOR PURCHASE OF WATER

Agreement made by and between the Belfast Water District, a quasi-municipal corporation existing under the laws of Maine and operating under the Rules & Regulations as put forth by the Maine Public Utilities Commission and the Maine Department of Human Services Drinking Water Program with its principal office located in Belfast, Waldo County, Maine (hereinafter referred to as the "District") and Northport Village Corporation, a Maine village corporation located in Northport, Waldo County, Maine (hereinafter referred to as "NVC").

1. The District and the NVC entered into the Interlocal Agreement between Belfast Water District and Northport Village Corporation for the Purchase of Water ("Interlocal Agreement") on April 27, 1998, under which the District and the NVC agreed to terms under which the NVC could purchase water from the District.

2. The District and the NVC agreed to amend the Interlocal Agreement by an Amendment between Belfast Water District and Northport Village Corporation for Purchase of Water, dated July 8, 2003, with an addition of “No new commercial or industrial customers will be added to the NVC water system without prior approval from the District.”

3. The District and the NVC agreed to again amend the Interlocal Agreement to allow the NVC a larger Maximum Daily Amount and to clarify that the intended use of the interconnection was for domestic use and to make other changes as needed going forward to the Interlocal Agreement, dated March 13, 2006.

4. The District and the NVC agreed to amend the Interlocal Agreement on March 13, 2006, as follows:

a. The Maximum Daily Amount, under Section 2. (1) of the original Interlocal Agreement dated April 15, 1998, was increased from 6,685 cubic feet to 8,020 cubic feet.

b. Section 2.(3) was added, as follows:

"In the event of an emergency consuming large quantities of water not capable of being anticipated or calculated in advance, such as a broken water line, NVC may exceed the Maximum Daily Amount. If such an emergency results in the likelihood that NVC will require a total amount of water in excess of the Maximum Annual Amount, following that emergency NVC and the District shall negotiate any required temporary changes to the Maximum Daily Amount and Maximum Annual Amount as may be necessary to allow NVC to fill its water requirements, while not exceeding the District's ability to provide water to NVC, in light of its total water supply commitments. NVC agreed that the intention of the interconnection was for domestic water only.

On November 14, 2021, the District and the NVC agreed to add to Section 2.(3), as follows:

“However, with the recent upgrade of the Belfast Water District water transmission line leading to the NVC interconnection and the resulting significant increase in flow capacity, both parties now agree that the system is also adequate for fire suppression and can be used as such." In the event of a fire that anticipates excessive use, the NVC and/or Northport Fire Department agrees to notify the Belfast Water District as soon as possible.

c. Section 2.(4) was amended on February 22, 2024, as follows:

"NVC agrees to replace the Unitized Measuring Element (UME) on the existing water meter body every ten (10) years with the next replacement of the UME to be scheduled in February 2034."

d. Section 2.(5) was added on March 13, 2006, as follows:

"NVC and the District may amend these Water Requirements at any time by the mutual written agreement of both parties."

5. All other terms and agreements set forth in the Interlocal Agreement between the District and the NVC for Purchase of Water shall remain in full force and effect.

6. There is no term limit to this Interlocal Agreement between Belfast Water District and Northport Village Corporation for Purchase of Water. This Agreement shall be reviewed every five (5) years from the effective date of the signing of this Agreement.

Signed this _____ day of _____

NORTHPORT VILLAGE CORPORATION

By:_____

By:_____

By:_____

By:_____

By:_____

By:_____

Signed this ____day of _____

BELFAST WATER DISTRICT

By:_____

By:_____

By:_____

By:_____

By:_____

By:_____