

**QUEENSTOWN COMMISSIONERS
SPECIAL MEETING
April 17, 2019**

On April 17, 2019 the Commissioners of Queenstown convened a special meeting. President Willis called the meeting to order at 6:00 p.m. at the Town Office. Present were President Thomas B. Willis, Jr., Commissioner Alton Hardee, Town Manager/Clerk Amy Moore, Town Engineer Robert Rauch, Town Attorney Brynja Booth, Landowners Peter Dudley and Barry Waterman, and Queenstown Harbor Golf Manager John Anderes. Commissioner Hogie Schuster arrived later.

The purpose of the meeting was to meet with the landowners of the Wheatland's, Dudley and Golf Course properties to discuss needs for future development, as well as discuss proposed new water tower for existing and future needs.

Mr. Rauch provided background on the water tower project – the tower was designed and located to serve the existing town limits and future development needs. The Town applied for, and was awarded, both loan and grant funding from USDA for a total of approximately \$3.2 million. The study he conducted shows that the existing system is lacking sufficient fire suppression and capacity. He advised that whether there is development or not, town will need to decide to put money in the old infrastructure or go with new 250,000 gallon tank. He submitted an update to the County Comprehensive Water and Sewer Plan and received approval from the County Commissioners. He advised that the design of the system is not dependent on the projects. The ideal location is the Dudley property across Rt. 301, but it can be placed elsewhere.

When asked by Mr. Gerry Young whether there would be any cost to the residents for the new tower, Ms. Booth explained that the town is required by state law to keep the general and enterprise (water/sewer) funds separate. Both need to stand alone. Should the project proceed, the town will have to do a water study, and debt and consumption rates will need to be adjusted to cover the loan portion.

Barry Waterman explained his family's original plan for commercial/big box at Wheatland's. However, now the market doesn't support that type of development and they are now looking at a mixed use of commercial and residential. At this time he doesn't have a plan, but has been talking with developers. They are ready to proceed and have been working on a sketch plan. In talking with his planner, they think it will be a 200 home mixed use concept, with commercial pads for a service/food station (Royal Farms, WaWa, etc.), as well as retail and restaurants, including sit down.

Peter Dudley advised that they are not as far as Mr. Waterman in their planning. They don't have much of a vision yet of what they intend to do with their property.

Matt Reno stated that the town needs to bring development here and it's time to move forward. Town needs to work with developers and show residents what costs they can expect if we proceed or don't proceed.

Mike Bowell stated that the interest rates are low and construction costs go up. Now is the time to move forward.

Mr. Young asked the Commissioners what other infrastructure programs are needed in addition to the water tower. President Willis advised that we have already begun looking at sewer main repairs to alleviate infiltration, and we are hoping to receive more grant funding for that project.

Mr. Rauch advised that the town is actively pursuing grant funding as the objective is to keep the costs down. The overview is that the town has a project that needs to happen, regardless of whether development happens or not. The town has been very fortunate obtaining grant funding, and we are hopeful. Town would take out interim financing to get the project designed and pay for construction. The rate study would determine rates and connection fees. The customers would not absorb the debt service until the project is complete. The town can also negotiate specific terms with developers as part of their Public Works Agreements (PWA) and Developers Rights and Responsibilities Agreements (DRRA).

Mr. Lonnie Anthony stated he thinks the town should move forward with the tower and infrastructure.

Ms. Booth stated it may make sense to have a joint meeting with the Planning Commission to move along the Wheatland's plan. The Commissioners were in agreement.

There being no further matters to consider, President Willis made a motion to adjourn the meeting at 7:05 pm, which was seconded by Commissioner Hardee, and was unanimously carried.

Respectfully submitted,



Amy W. Moore
Town Manager/Clerk-Treasurer