

**QUEENSTOWN COMMISSIONERS**  
**May 22, 2019**

**PRESENT:** President Thomas B. Willis, Jr., Commissioner Al Hardee, Commissioner Holger Schuster, Town Attorney Lyndsey Ryan, and Amy Moore, Town Manager/Clerk. .

**WORK SESSION CALLED TO ORDER AT 6:00 P.M.**

The purpose of the work session was to meet with members of the fire department, as well as the policing agencies, to discuss traffic concerns in emergency situations. Attending were Lonnie Anthony, QVFD, Deputy Meil, QAC Sheriff's Dept., Charles Coppage, SHA, and First Sergeant Brian Gill, MSP.

Due to a fatal accident on May 1<sup>st</sup>, traffic was backed up along Rt. 50 and Rt. 301. This caused gridlocked traffic in town as people sought other routes to get around it. Should there have been a need to get a fire truck or ambulance out, the fire department would have been unable to do so. Lonnie Anthony stated it's a serious concern and matter of public safety.

Commissioner Hardee stated he respects the job law enforcement does. He noticed a resident almost get hit by a frustrated driver. He called for service and wasn't able to get anyone here. He was told by MSP that there was nothing they could do. That is a concern for the town.

FS Gill advised they are unable to block any roads. Deputy Meil advised that when they are on traffic detail on Kent Island on peak traffic days, they do not stop anyone from exiting Rt. 50. However exposure does keep some from leaving Rt. 50. By law, neither agency is permitted to block exit from state road.

Sheriff's Dept. provided reports on the speed wagon that has been in town. There was discussion on getting an electronic speed limit sign of our own. Per Charles Coppage, it can be put in SHA right of way, but not on any of their signs. If it's going to be a permanent thing, we will need to obtain a permit from their utility department.

To recap:

- Roads cannot be blocked
- If there is a fire/ambulance call and traffic is gridlocked, call Sheriff's Dept. and/or MSP and they will try to help best they can
- Could write a letter to SHA Secretary of Transportation Pete Ryan

**REGULAR MEETING CALLED TO ORDER AT 7:00 P.M.**

**GUESTS:**

- Matt Reno and Di Quynn-Reno -

Proposed a bonfire and movie event at the golf course. The golf course would supply the screen and movie, and was hoping the town would provide supplies for s'mores. It would be a free event for the community. President Willis motioned to partner with the golf course on the bonfire and movie event and will donate towards costs. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

They also proposed a micro-triathlon; a short version of the Ironman. It would be considered a fun event, and not an official competition run. People can dress up, make it fun. It would be a town sanctioned event. Registration and a waiver would be required. Mr. Reno will look into legalities and logistics of holding the event. He will contact DNR and Coast Guard. Commissioners are in favor provided Mr. Reno can get the details worked out.

#### **PUBLIC WORKS – Amy Moore**

- President Willis suggested shoulders be installed on Maryland Ave. He and Lane Cole will take a look at the area.
- Clerk advised Pat DiVitto has concerns about erosion of his property with the dredging work to be done. Asked if the town would consider installing rocks at both corners of the property. Town will look into.
- Clerk advised town did not qualify for the \$30K BRF operations grant for FY20 as we did not meet the 12 consecutive months of ENR standards due to the membrane and flow issues at the plant.
- MDE did not offer any grants for the I & I repairs. We ranked #67 on the project list out of 100 for loan. Bob Rauch will check to see how far down MDE is funding and what the terms may be.
- Bob Rauch inquired as to where things stand with the water tower. Commissioners determined would be a good idea to have a workshop. Clerk will set it up with Bob Rauch and Lyndsey Ryan.
- Commissioner Hardee advised that there needs to be work done to the ditch that runs behind Lennie Anthony. Similar problem to what was going on behind Queenstown Village. Lane Cole advised it can be cleaned out and regraded.

#### **PLANNING – No Update**

#### **FINANCE COMMITTEE – Pat Bowell**

- Budget draft is complete. Commissioners need to prioritize capital projects

#### **TOWN MANAGER/CLERK-TREASURER**

##### **Treasurer's Report -**

General Fund checking	\$119,238.87
Water/Sewer Fund checking	\$ 83,939.21
WWTP Project checking	\$ 9,259.86

##### **Minutes –**

President Willis motioned to accept the April 17, 2019 Special Session minutes as written. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

President Willis motioned to accept the April 24, 2019 Regular Meeting minutes as written. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

President Willis motioned to accept the April 24, 2019 Closed Session minutes as written. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

President Willis motioned to accept the May 7, 2019 Special Session minutes as written. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

### **Correspondence/Other – Clerk**

- Letter from Tereza Hagerstrom regarding the Town's tree between the Town Office and her apartment building next door. They have been having problems with squirrels getting into their building and causing damage. There is a nest in the tree, and the squirrels have easy access to the building due to the tree limbs. Would like the Town to have it topped off, as they don't want to see the tree removed. She was advised she is within her rights to trim what is hanging over her property, however, she doesn't want to pay for it as they've incurred enough cost due to the damages.
- Email from Ms. Jo Cunningham with a report on the number of visitors at the Courthouse during the countywide tour on May 4<sup>th</sup>. She also wanted to pass on that Frank Philip, adjacent property owner, did some minor repairs to the outside of the courthouse and brick building. The Commissioners are appreciative of both their services and a thank you letter will be sent to each.
- Letter from Betty Carson regarding the speeding on Dudley Ave. Town tried in the past to rectify the problem with closing off one end of the street. We will ask the Sheriff's Dept. to patrol again. Will also ask if the speed trailer can be placed on Dudley and gather data. The road is wide, and the town may consider putting in sidewalks or other traffic calming devices.
- R & D Electric – proposal for electric at the park. Underground would cost approximately \$3,500. Overhead with a pole would cost approximately \$2,200. Underground would be more aesthetically pleasing. Commissioners discussed and decided to hold off on installing permanent electric at this time. R & D will install temporary electric prior to each event, and if turnout to the summer events is good, Commissioners will decide which route to take.

### **OLD BUSINESS –**

- Commissioner Hardee wanted to clarify that he was not opposed to the boardwalk or floating dock, as long as they do not count towards us using state money at the boat launch. The boat ramp is the only water access for Queenstown residents. The other Commissioners were in agreement at this time, and would rather see the remaining funds used to stabilize the other slope and extend the living shoreline over. Clerk will check with Rauch to see if our initial grant submittal could be modified.
- Ordinance 18-05 - AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO REPEAL IN THE ENTIRETY AND REENACT THE QUEENSTOWN ZONING MAP – No action to be taken on this Ordinance.

### **NEW BUSINESS –**

- Ordinance 19-01 - AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO REPEAL IN THE ENTIRETY AND REENACT THE QUEENSTOWN ZONING MAP. President Willis motioned to introduce Ordinance 19-01 and schedule a public hearing for June 19<sup>th</sup>. Motion seconded by Commissioner Hardee. Commissioner Hardee noted that there was a lot of concern with zoning on the previous map that had been presented, specifically to what the golf course may have been able to do with their property along the water. The new map reflects a change in the boundary proposed.
- Commissioner Hardee advised he'd been approached by Kim Keiler about the Town sponsoring a community garden next year. This could be a project for the local Boy Scouts to

do. Would need to look for sites to have it – behind town office, at the Town Park, Charity Lane property, etc. Would be easier with water access. Pat Bowell, who manages one on Kent Island, said that someone will have to manage the project. Need to get some facts, figures, determine who will manage, etc.

- Commissioner Hardee stated he feels that our building permit time limits need to be addressed. There appears to be a conflict with the start time and completion dates. These conflicts should be resolved so that people know what is expected of them in terms of building completion. Ms. Ryan advised that she and the Clerk can look into what her other towns, and the county, do.

**ATTORNEY UPDATES – Lyndsey Ryan**

- Go back to court on June 3<sup>rd</sup> for property maintenance issue

**PUBLIC COMMENT –**

- Claire Leocha – Main St.
  - Advised she is in support for clarifying the process of permit timelines

President Willis motioned to adjourn the regular meeting and enter into Closed Session with our town attorney at 8:32 p.m. in order to obtain legal advice. Motion seconded by Commissioner Schuster.

President Willis motioned to adjourn the Closed Session and reopen the regular meeting at 9:08 p.m. Motion seconded by Commissioner Hardee.

There being no further business at this time, President Willis motioned to adjourn the regular meeting at 9:09 p.m. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

Respectfully submitted,



Amy W. Moore  
Town Manager/Clerk

TOWN OF QUEENSTOWN

**CLOSED MEETING/EXECUTIVE SESSION RECORD**

A public body that meets in closed session may not discuss or act on any matter not permitted under the Maryland Statute summarized below. The public meeting law does not apply to executive functions, quasi judicial functions, or chance encounters or social meetings.

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- (1) DATE AND TIME OF PROPOSED CLOSED MEETING OR EXECUTIVE SESSION:

Date: 5/22/19 Time: 832

- (2) LEGAL AUTHORITY FOR CLOSING PUBLIC MEETING OR GOING INTO EXECUTIVE SESSION (circle the section of the law which authorizes the closed session):

Open Meetings Act, Maryland Code Annotated, State Government Article, §10-508(a), 2004 Repl. Vol.

- (1) discuss:
- (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or
  - (ii) any other personnel matter that affects 1 or more specific individuals;
- (2) protect the privacy or reputation of individuals with respect to a matter that is not related to public business;
- (3) consider the acquisition of real property for a public purpose and matters directly related thereto;
- (4) consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) consider the investment of public funds;
- (6) consider the marketing of public securities;

- (7) consult with counsel to obtain legal advice;
- (8) consult with staff, or other individuals about pending or potential litigation;
- (9) conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- (10) discuss public security, if the public body determines that public discussion would constitute a risk to the public or to the public security, including;
  - (i) the deployment of fire and police services and staff; and
  - (ii) the development and implementation of emergency plans;
- (11) prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- (12) conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- (13) comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; or
- (14) before a contract is awarded or bids are opened, discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

(3) TOWN BOARD, AGENCY, OR COMMISSION PROPOSING CLOSED OR EXECUTIVE SESSION:

Commissioners of Queenstown  
 (Name of Board, Agency, Commission, or Committee)

(4) IDENTIFY TOPIC(S) PROPOSED FOR DISCUSSION IN CLOSED SESSION:

legal advice re ongoing building  
permit violations

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(5) MEMBERS OF BOARD, AGENCY, COMMISSION, OR COMMITTEE PRESENT AT PUBLIC MEETING AT WHICH CLOSED SESSION REQUESTED:

<u>Name</u>	<u>Vote on Closure</u> (circle correct vote)
Hoagie Schuster	<input checked="" type="radio"/> For/Against
Tom Willis	<input checked="" type="radio"/> For/Against
Al Hardee	<input checked="" type="radio"/> For/Against
	For/Against
	For/Against

(6) TIME CLOSED SESSION CONVENEED: 832  
TIME CLOSED SESSION CONCLUDED: 908

(7) PERSONS PRESENT AT CLOSED SESSION:  
Tom Willis, Al Hardee, Hoagie  
Schuster, Amy Moore, Lyndsey Ryan  

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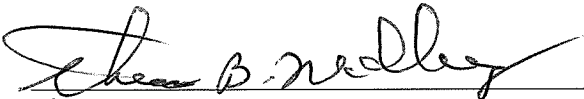
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meeting described herein. The Clerk or Secretary is directed to maintain this document as a public record of the Town of Queenstown, and to append the same to the minutes of the next public meeting of the aforesaid agency, board, committee, or commission.

5-22-19  
Date

  
Signature

Tom Willis  
Printed Name

President  
Title