

QUEENSTOWN COMMISSIONERS
November 15, 2017

PRESENT: President Thomas B. Willis, Jr., Commissioner Holger Schuster, Commissioner Al Hardee, Acting Town Manager Mike Bowell, and Town Attorney Brynja Booth

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

President Willis thanked George Plumbo for his dedication and hard work during his 3 year tenure as Town Commissioner.

Town Manager/Clerk certified the election results to the Commissioners. Copy of the Certification is attached as a permanent part of these minutes.

Town Attorney issued the Oath of Office to incoming Commissioner, Alton Hardee, Jr. Copy of the executed Oath of Office is attached as a permanent part of these minutes.

Commissioner Schuster motioned to appoint Thomas B. Willis, Jr. as President again for the next year. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

GUESTS:

Marjorie Lantz, Olde Point Lane –

Royal Farms opened in September 2012. She has been here before about the truck idling/noise. She has dealt with Corporate for years. It has become a full blown truck stop. She requested a fence be put up, and Lane Cole helped get Royal Farms to erect one. She can't sit on her porch and enjoy it due to the noise. Recently trucks ran from 3-8 p.m. She went to the store and called the Sheriff's Dept. Royal Farms put up larger "no loitering" signs, but doesn't seem to help. A huge section of the fence is down. She has even heard that a prostitution ring is running out of Royal Farms and the Outlets. Lane Cole advised that he will look into the possibility of putting fire lane markings down, which would eliminate parking in the back. He will talk with Royal Farms about this. He will also follow up about the fence.

Robert Rauch, Town Engineer –

1. Present with the result of the Living Shoreline and Boardwalk Project. Town has available funding in the amount of \$120,000 from DNR. There are three pieces to the project: 1) living shore line 2) boardwalk 3) kayak launch. When bidding the project, it was bid in three pieces separately, and the bidders could pick any or all to bid on. Two contractors bid –

Dissen & June	Shoreline -	\$126,942
	Boardwalk -	\$170,000
	Kayak -	\$ 45,895

Bridges Contracting	Shoreline -	\$ 95,208
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Shoreline project approved by State as they like the recreational benefit – pedestrian access for fishing. A pedestrian walkway from the boat ramp to the Second Avenue pier is suggested. Mr. Rauch recommends the Town award the project to Bridges with the condition of including the pedestrian footpath.

During the next funding cycle, Mr. Rauch could request additional funding to complete the remaining two parts of the project. There were no changes to plans from when original plan submitted. Commissioners still have time to consider the kayak and boardwalk portions of the project if they wish to revise. Commissioner Hardee will be given time to review the project for his input.

2. Melvin Avenue drainage issue – most of the Town drains to one end of Melvin Avenue. What he proposes does not improve the flow, it just manages. Found pipes in the ground that don't go anywhere. He proposes grading a swale to run down road with 2 pipe crossings. When down to R & D property, instead of water being on the surface, it would be put in doghouse manhole to keep it out and off of the R & D property. It would be able to handle a 25 year storm. Would be a simple V ditch, excavated and sodded. Some mailboxes would need to be shifted. He did a full analysis of the watershed and thinks this would be a good solution to the problem. Anticipates a \$30,000 budget. Commissioners could consider for next years budget.
3. Mr. Rauch attended the County Commissioners meeting for the introduction of the text amendments to the County Master Water and Sewer Plan.

PUBLIC WORKS – Lane Cole

- Working on getting preliminary information about putting down fire lane markings at Royal Farms.
- Traffic calming devices on Main St. have been removed due to winter weather approaching. SHA wanted removed for snow plowing.
- Valve at sewer plant – ended up being a bad gear. Replaced for \$95

PLANNING – Betty White

- Planning Commission held hearing on October 2017 Comprehensive Plan and adopted a resolution that they approved plan and it be forwarded to the Commissioners.
- Several applicants for the vacancies on the Commission. Need to hold interviews and hope to make recommendations to the Commissioners by their December 20th meeting.

FINANCE COMMITTEE – Pat Bowell

- Town received some pricing from NRG for electric rates. Our current contract with Champion, the producer of electric, is in effect until October 2018. Delmarva Power delivers the electric. There are other companies that are competitive that we could get pricing from. She also advised that there are solar energy grants available if we are interested.

- Sprint wishes to make some equipment improvements at their site at the Outlets tower. President Willis motioned to approve the Sprint upgrades as presented. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay
- T-Mobile also wishes to make improvements to their equipment at the Outlets tower. One proposed change would take away space from a future tenant. Out tower consultant is working with T-Mobile on these proposed changes and will keep us informed.

ATTORNEY UPDATES – Brynja Booth

- Comprehensive Plan - Planning Commission held hearings and have recommended Plan to the Town Commissioners.
Commissioner Schuster motioned to introduce Resolution 17-107 – a Resolution of the Commissioners of Queenstown Adopting the Queenstown 2017 Comprehensive Plan. Motion seconded by President Willis. Vote: 3-aye, 0-nay
A public hearing will be held by the Commissioners on December 20th at 7:00 p.m. in the Town Office.
- Critical Area Commission approved the growth allocation request for Wheatland’s.
- There has been a change in Open Meetings Act law – it is now required that if a Board will have a closed session, at least one of the members must have taken the Open Meetings Act course. Commissioner Schuster volunteered to take the course. President Willis motioned to appoint Commissioner Schuster as the designee for the Town Commissioners. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

Proposed Ordinance 17-05 – An Ordinance of the Commissioners of Queenstown to amend the Queenstown Town Code to add Chapter 7 titled “Residential Rental Housing License and Inspection” to establish a licensing and inspection program for residential rental dwelling units within the Town of Queenstown.

Proposed Ordinance 17-07 – An Ordinance of the Commissioners of Queenstown to amend the Queenstown Town Code to add Chapter 27 titled “Short Term Rentals” to incorporate into the Town Code certain minimum standards for short term rentals within the Town of Queenstown.

Commissioner Hardee motioned to table until the December 20th meeting to allow him time to review before voting. Motion seconded by President Willis. Vote: 3-aye, 0-nay

TOWN MANAGER/CLERK

Treasurer’s Report -

General Fund checking	\$300,354.73
Water/Sewer Fund checking	\$161,589.68
WWTP Project checking	\$251,677.88

Correspondence/Other –

- County Commissioners Christmas Open House is Tuesday, December 12th from 12 p.m.- 2:00 p.m.

- ESAM Legislative Dinner/Meeting is January 23, 2017 at Fisherman's Inn
- President Willis and Ms. Moore attended the November 8th COG meeting in Centreville. A presentation of the County Emergency Services was given. The next COG meeting will be hosted by Queenstown on January 10th.
- The building violation on Melvin Avenue has been corrected and a Certificate of Occupancy has been issued.
- Letters for two other violations regarding property maintenance and zoning violations have gone out this week.
- Delinquent reminder letters regarding water shut-off will go out this month.

Minutes –

President Willis motioned to accept the September 13, 2017 Closed Session minutes as written. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

President Willis motioned to accept the October 18, 2017 Closed Session minutes as written. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

President Willis motioned to accept the October 25, 2017 Closed Session minutes as written. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

NEW BUSINESS:

- President Willis suggested the Town create a volunteer Code Enforcement Officer position for enforcement of our codes and ordinances. Mike Bowell, former Commissioner and Acting Town Manager, expressed interest in helping the Town out in this capacity. Therefore, President Willis motioned to create a volunteer Code Enforcement Officer position. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay. President Willis motioned to appoint Mike Bowell as Code Enforcement Office for the Town. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay
- President Willis introduced Resolution 17-106, a resolution dedicating November 2017 as Municipal Government Works month. President Willis motioned to adopt Resolution 17-106 as introduced. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay.
- As part of MML's Municipal Government Works initiative, the Town annually recognizes the volunteer efforts of a local volunteer. President Willis motioned to recognize Ms. Jo Cunningham, by Proclamation, for her work on the Finance Committee, acting as a docent for our colonial courthouse, and acting liaison between the Town and the QAC Historic Sites Consortium. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay
- Ms. Moore reported that former Commissioner George Plumbo had contacted the churches in Town regarding participating in a joint tree lighting and caroling event in Town. The feedback on this is very positive. Commissioners in agreement to participate. Lane Cole will get a tree for the Town Center. Ms. Moore will coordinate with Mr. Plumbo.

PUBLIC COMMENT

- Peter Dey, Melvin Ave. – The Friel's duplexes are awfully close to his house. ZHe can see into their window from his kitchen table. There were trees planted in the open space,

and he had asked Jay Friel if they would plant more trees to help shield. He was advised by Mr. Friel that if the Town felt more should be planted, then they would look into it. He also advised that people still use the fire lane at times. Because the end of the lane at Melvin has partitions, people drive around them up into his yard. Ms. Moore will contact Jay Friel to discuss the trees and the fire lane.

- Joe Kelkowski, Aker Rd. – speaking on behalf of Jo Horney, Charity Lane. She has had a problem with people on her property. She is scared at night, and someone has broken into her shed. Ms. Moore advised that Ms. Horney had been to the office informing us of the same thing. Commissioners stated we would ask for more police patrolling, and stated that if Ms. Horney, or anyone for that matter, has concerns or problems they should contact the Sheriff's Dept. Mr. Kelkowski also stated concerns that a walkway around the shoreline will create more problems with kids drinking and smoking. President Willis advised that at this time, the only thing approved was a living shoreline. The boardwalk has not been approved yet. Mr. Kelkowski also said the Town needs to address drugs in Town. Still a problem on Aker Road. Town will remind Sheriff of this matter.
- Stefanie Takacs, Maryland Ave. – is there an ordinance preventing the trapping and shooting of squirrels in town? She was advised that there was. A resident on Wick Court is shooting squirrels. Town will follow up and will also check with DNR about a trapping program to trap and relocate squirrels.

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

Respectfully submitted,



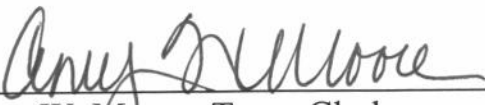
Amy W. Moore
Town Clerk

**TOWN OF QUEENSTOWN
ELECTION RESULTS**

Monday, November 6, 2017

	<u># OF VOTES</u>
Alton Hardee, Jr.	82
George L. Plumbo, Jr.	70
Voided votes	1
Total Votes Cast:	153
# of Registered Voters	474

I hereby certify the above information to be true and correct, and that Alton Hardee, Jr. was duly elected at the November 6, 2017 election.



Amy W. Moore, Town Clerk



Date

OATH OF OFFICE

I, **Alton Hardee, Jr.**, do swear that I will support the Constitution of the United States of America; and that I will be faithful and bear true allegiance to the State of Maryland, and support the Constitution and Laws thereof; and that I will, to the best of my skill and judgement, diligently and faithfully, without partiality or prejudice, execute the Office of Commissioner of Queenstown, according to the Constitution and Laws of this State.



Alton Hardee, Jr.

I certify this to be **Alton Hardee, Jr.**'s true act:



11/15/17

Date



Notary Public

My Commission Expires: 4/15/18