

## QUEENSTOWN COMMISSIONERS

Special Meeting  
October 17, 2018

**PRESENT:** President Thomas B. Willis, Jr., Commissioner Holger Schuster, Commissioner Alton Hardee, Jr., Town Attorney Brynja Booth, and Town Manager/Clerk Amy Moore.

### **SPECIAL MEETING CALLED TO ORDER**

President Willis motioned to call the special meeting to order at 2:40 p.m. in order to enter into Closed Session with Town Attorney to obtain legal advice on potential litigation. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

President Willis motioned to adjourn the Closed Session at 3:07 p.m. and enter into the public Work Session. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

### **WHEATLAND'S –**

Commissioners discussed Mr. Waterman's conceptual plan of mixed use on the Wheatland's property. Mr. Waterman had contacted Commissioner Hardee questioning whether he could build a planned community that takes care of itself and the Town would only need to supply water and sewer. Per Ms. Booth, conceptually, yes Mr. Waterman could do that. However, we may need to provide trash and recycling. Commissioners expressed concern with the overall mixed use conceptual plan. Ms. Booth advised the Town could have an impact study done to see what impact would be on the town. At this time, all three Commissioners in agreement that there be no residential at this time, however, they agreed to continue discussion at the next meeting.

### **I & I OF SEWER LINES –**

Commissioners reviewed the recommendation submitted by Bob Rauch at the September 26, 2018 meeting. There was discussion on repairing a few sections now and doing the rest later after applying for funding. Commissioners want Mr. Rauch to apply to MDE in addition to USDA. Clerk to find out from contractor what their cost would be to come in and do several repairs versus the entire project. Ms. Booth advised that interim financing could be obtained by way of a line of credit with the bank if we prefer. She has several towns who utilize a line of credit each year. An ordinance would need to be introduced and passed before borrowing any money. Clerk will get with Pat Bowell to discuss the funding aspects further.

### **SMART SITE PLAN CONTRACT –**

President Willis motioned to accept the Rauch, Inc. month-to-month Smart Site Service Agreement, at the rate of \$50.00 per month for access to the Site. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

### **WATER TOWER/INFRASTRUCTURE PROJECT –**

Town has been approved for \$3,186,000 in total funding from USDA for a new water tower, property acquisition, and new infrastructure. The loan amount is \$1.8+million, with the grant

amount being \$1.3+ million. The Commissioners agreed that a work session with Mr. Rauch would be beneficial before making any decisions.

A work session will be scheduled for Tuesday, November 6, 2018 at 1:00 p.m. with Mr. Rauch to discuss the I & I and Tower projects further.

**LONG FENCE PROPOSAL –**

Clerk advised that she solicited a price from Long Fence to erect chain and post style fencing around the new parking area at the park. Commissioner Hardee motioned to accept the proposal in the amount of \$3,398.00. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

**TOWER POINT PROPOSAL –**

Clerk presented a proposal from Tower Point to purchase our current AT&T and T-Mobile leases. Prices were given at 10 and 15 year installments. Clerk advised that she had Hugh Odem of Vertical Consultants review the proposals. Mr. Odem did not recommend the Town sell the leases for the following reasons:

1. The offers were very undervalued, and the Town would be essentially financing the purchase.
2. By selling the leases, we enter into long term agreement, there are more encumbrances on the Town, and we lose total control of the sites.

With this information, Commissioner Hardee motioned to decline the offer by Tower Point. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

There being no further business to be considered at this time, President Willis motioned to adjourn the work session at 4:30 p.m. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

Respectfully submitted,



Amy W. Moore  
Town Manager/Clerk-Treasurer