

QUEENSTOWN COMMISSIONERS
July 24, 2019

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

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

GUESTS

Director Haas and Lori Morris of the QAC Emergency Services Dept. were present to give a presentation on the QAC Multi-Jurisdictional Hazard Mitigation Plan. This plan has been approved by both MEMA and FEMA, and adopted by the QA County Commissioners and Town of Centreville as of this date. Ms. Morris advised that all of the towns participated in the revision of the 5 year plan. The HM Plan does not include an evacuation plan, as the County has not specific plan for that. The County does offer a citizen alert system that residents can sign up for and receive emergency alerts. Information for this is on their website at www.qac.org . Ms. Morris would like to see Queenstown adopt the revised plan, to stay consistent with the County. Director Haas thanked the Commissioners for their time and offered that they are welcome to tour the 911 Center at any time, hold future town meetings there, etc.

Di Quynn-Reno, 6740 Main St., was present to confirm the Town's commitment for funding for water and s'mores for the bonfire and movie that is scheduled for August 10, 2019 at 7:30 p.m. The Commissioner agreed they were still in favor of supporting the event. Ms. Quynn-Reno will submit a receipt to the office for reimbursement after purchasing the supplies.

PUBLIC WORKS – Amy Moore

- Received a quote from John English for widening Maryland Ave., from Steamboat Ave. to Old Wharf Lane, by 3 ft. on each side in the amount of \$2,250.00. There was discussion on where the right of way is on the Bowlingly side of Maryland Ave. President Willis motioned to accept the price and proceed with work following verification of the right of way. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay
- Clerk authorized to set up meeting with Bob Rauch and Video Pipe to discuss the sleeving work that has been proposed.

PLANNING – Amy Moore

- Clerk advised that Mike Bowell was appointed a few months ago to fill out the remainder of Perry Stutman's term. That term is scheduled to end September 30th. Mr. Bowell has advised he is willing to continue serving if the Commissioners so choose. President Willis motioned to reappoint Mike Bowell to a second term beginning October 1, 2019 – September 30, 2024. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

FINANCE COMMITTEE – Pat Bowell

- Reviewing proposal recently received to buy out all mobile lease agreements. Will report back at future meeting.

TOWN MANAGER/CLERK-TREASURER**Treasurer's Report -**

General Fund checking	\$ 97,494.75
Water/Sewer Fund checking	\$ 48,503.28
WWTP Project checking	\$ 9,259.86

Minutes –

Commissioner Hardee motioned to accept the June 19, 2019 Regular Meeting minutes as written. Motion seconded by Commissioner Schuster. Vote: 3-aye, 0-nay

Correspondence/Other – Clerk

- Need to set up meeting with landowner regarding possible site for new water tower.

OLD BUSINESS –

- No updates

NEW BUSINESS –

- **Proposed Ordinance 19-04 – An Ordinance of the Town of Queenstown to Amend Article IV, Sections 25 and 26, and Article VI, Section 65 of the Queenstown Zoning Ordinance.** This is to amend the Zoning Ordinance based on the concept design presented months ago for the Wheatland's property. Need to amend the ordinance to PRC zone to allow single family dwellings, establishes development standards and removes planned development guidelines. Needs to be referred to Planning Commission for discussion and public hearing, and they will recommend back. The Comprehensive Plan amendment is now at the Planning Commission level and is out for 60 day review.

President Willis motioned to introduce proposed Ordinance 19-04 and refer to the Planning Commission for comment. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

- **Proposed Resolution 19-102 - A Resolution Of The Town Commissioners Of Queenstown, Maryland Approving The Participation Of The Town Of Queenstown In The 2019-2024 Queen Anne's County Multijurisdictional Hazard Mitigation Plan And Authorizing President Willis To Sign A Resolution Of The Municipalities Of Queen Anne's County Adopting The 2019-2024 Queen Anne's County Multijurisdictional Hazard Mitigation Plan**

President Willis introduced, and motioned to adopt, Resolution 19-102 after amending to remove Exhibit B as currently stated. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

ATTORNEY UPDATES – Lyndsey Ryan

- No updates

PUBLIC COMMENT –

- No comments

President Willis motioned to adjourn the regular session at 7:59 p.m. for the purpose of entering into a Closed Session for the purpose of discussing a personnel matter and to obtain legal advice regarding contract terms. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

President Willis motioned to adjourn the closed session at 8:19 p.m. and reconvene the regular meeting. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

There being no further business at this time, President Willis motioned to adjourn the regular meeting at 8:20 p.m. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy W. Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

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.

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

Date: 7/24/19 Time: 759

- (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 regarding contract terms;
personnel ~~issue~~ performance issue

(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)
<u>Tom Willis</u>	<input checked="" type="radio"/> For <input type="radio"/> Against
<u>Hogie Schuster</u>	<input checked="" type="radio"/> For <input type="radio"/> Against
<u>Al Hardee</u>	<input checked="" type="radio"/> For <input type="radio"/> Against
<u> </u>	For/Against
<u> </u>	For/Against

(6) TIME CLOSED SESSION CONVENED: 7:59

TIME CLOSED SESSION CONCLUDED: 8:19

(7) PERSONS PRESENT AT CLOSED SESSION:

Tom Willis, Hogie Schuster, Al Hardee,
Amy Moore, Lyndsey Ryan

(8) PLACE CLOSED OR EXECUTIVE SESSION HELD:

Town Hall

(9) PURPOSE OF AND TOPICS DISCUSSED AT CLOSED SESSION:

legal advice regarding contract terms
and service price to protect
negotiation; personnel performance

(10) SUMMARY OF ACTIONS TAKEN AT CLOSED SESSION, IF ANY:

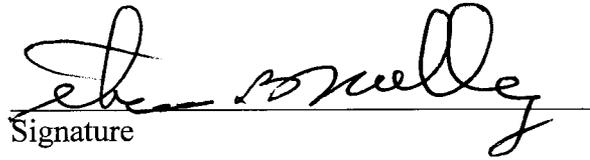
none

CERTIFICATE OF PRESIDING OFFICER

I hereby certify that I am the presiding officer of Commissioners of Queenstown public board, agency, commission, committee, or other public body of the Town of Queenstown, Maryland. I further certify that by a majority vote on the 24th day of July 2019, the aforesaid agency, board, committee, or commission voted to hold a closed meeting for the purposes, and to discuss the topics, set forth above, and that no other topics were discussed, and that the foregoing is a true record of the closed

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.

7-24-19
Date


Signature

TOM WILLIS
Printed Name

President
Title