

# QUEENSTOWN COMMISSIONERS

June 23, 2021

**PRESENT:** President Tom Willis, Commissioner Bryon Callahan, Town Manager Amy Moore, Town Attorney Lyndsey Ryan and Lane Cole present. Commissioner Hardee was absent due to vacation.

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## PUBLIC HEARING CALLED TO ORDER AT 6:00 PM

**ORDINANCE NO. 21-02 – AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AS AMENDED BY THIS ORDINANCE, AS THE PROPERTY MAINTENANCE CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH**

It was noted by President Willis that the only Town change in the new ordinance is that grass height went from 6” to 8”, as well as any other international ordinance changes.

**PUBLIC COMMENT** – No public comment

*After no comments, President Willis motioned to adjourn the hearing at 6:05 pm. Motion second by Comm. Callahan. VOTE: 2 aye – 0 nay*

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## REGULAR MEETING CALLED TO ORDER AT 6:06 PM

### GUESTS –

- **Bob Rauch, Town Engineer – Provided updates on following projects:**
  - Dredging – bid package complete and ready to advertise. Will review and discuss further with Commissioners next week.
  - Dock projects – bidding as two separate projects – foam injection and pier repairs. Almost ready for bidding.
  - Boat ramp – concrete panels in two sizes. Large size costs more than originally planned. Town will direct purchase smaller size from supplier. Finalizing bid package. Will review and discuss further with Commissioners next week.
  - Sewer Capacity – feels enough capacity for both the golf course and Wheatlands. Will have final report for meeting with Commissioners on 6/30/21.
  - Comm. Willis motioned to accept the contract for engineering services on the pier projects. Comm. Callahan second. VOTE: 2-aye, 0-nay
  - Comm. Willis motioned to accept the bid documents for the pier projects, contingent upon DNR approval. Comm. Callahan second. VOTE: 2-aye, 0-nay
  - Comm. Willis motioned to accept the contract for engineering services for the boat ramp project; not to exceed \$5,000. Comm. Callahan second. VOTE: 2-aye, 0-nay
- **Stefanie Takacs and Susan Mayberry**
  - Stefanie Takacs was present to discuss the Touchstone Discussion Project, which is a non-profit education organization that teaches people essential communication, thinking and leadership skills. Their discussion-based programs are developed and implemented with learners of all ages, from elementary school grades through profession executive adults to help them improve their skills in

speaking, active listening, critical and reflective thinking, problem solving, and collaboration. They would like to offer a program this summer for grades 2-5 and 6-8. There would be three weekly sessions, with art instruction offered by Susan Mayberry the first two weeks. Week one would be grade 2-5, with the second and third weeks being grades 6-8. Amy Moore had offered the upstairs meeting room as the classes would be limited to about 10 children. There is no charge for the Touchstone program, but there is a fee of \$80 for the art classes. Touchstones will offer 4 art scholarships for children who wish to participate.

Commissioners granted approval for use of the building and appreciate them offering their programs to our community.

#### **PUBLIC WORKS – Amy Moore**

- The A/C unit at the WWTP has gone up, causing heat damage to some of the other equipment. Lywood Electric has been called in to deal with electrical issues, and Havtech has been notified of the A/C failure.
- Steve Roberson Plumbing checked out the basement at the plant to see best way to hook up water.
- Both water towers were running over last night. Lane Cole shut them off and talked with Greg Smith, operator, today. Appears was left in manual.

**PLANNING – No update**

**FINANCE COMMITTEE – No update**

#### **HARBORMASTER – Matt Reno**

- Met with Amy Moore and Aaron Horney to review procedures and the boat slip waiting list. He went to oldest renters to see if anyone interested in moving. He is working on reassigning per requests. Suggests reminding the slip renters of the 4-month requirement to have boat in the slip.

#### **TOWN CLERK – Aaron Horney absent**

- **Treasurers/Finance Report** – Information was not available at meeting time.
- **Minutes**
  - May 26, 2021, 2021 – Regular meeting  
Comm. Willis motion to approve the minutes as written. Comm. Callahan second.  
VOTE: 2 aye – 0 nay
  - May 27, 2021 – Special meeting  
Comm. Willis motion to approve the minutes as written. Comm. Callahan second.  
VOTE: 2 aye – 0 nay
  - June 8, 2021 – Regular meeting  
Comm. Willis motion to approve the minutes as written. Comm. Callahan second.  
VOTE: 2 aye – 0 nay
  - June 11, 2021 – Special meeting  
Comm. Willis motion to approve the minutes as written. Comm. Callahan second.  
VOTE: 2 aye – 0 nay
  - June 15, 2021 – Special meeting  
Comm. Willis motion to approve the minutes as written. Comm. Callahan second.  
VOTE: 2 aye – 0 nay

- June 15, 2021 – Closed Session  
Comm. Willis motion to approve the minutes as written. Comm. Callahan second.  
VOTE: 2 aye – 0 nay

#### **TOWN MANAGER – Amy Moore**

- John Roisland, resident of Charity Lane, requested permission to use the Town lot on Charity, adjacent to his residence, to hold a celebration of life in honor of his father who recently passed away. It would be held in July or August.  
Comm. Willis motioned to grant permission for Mr. Roisland to use the lot as requested. Comm. Callahan second. VOTE: 2-aye – 0 nay
- Ms. Moore advised that both the Federal and State governments passed laws making June 19th (Juneteenth) an officially observed holiday.  
Comm. Callahan motion to add June 19th, Juneteenth, to the list of official Queenstown holidays. Comm. Willis second. VOTE: 2-aye – 0 nay
- Ms. Moore advised that Lonnie Anthony expressed concern about the large trucks and farm equipment that still make use of Dudley Avenue, regardless of the signs that prohibit them. He would like to see the signs that are already on Dudley Ave. moved closer to the entrances on both ends. Comm. Callahan advised he spoke with Mr. Anthony and asked him to monitor and make note of when the trucks come through Dudley Ave., and what size. Comm. Callahan advised that the sign closest to Main St. by the church could be moved with no problem; however, we should ask Ms. Elaine Crispell if she’s okay with the sign being moved near her as it would put it approximately in the middle of her property.

#### **OLD BUSINESS**

- I & I project – *no update*
- Water Tower & Infrastructure project
  - Interim Financing  
*Forwarded to Finance Committee for review and recommendation*
- Wheatland’s Project – *waiting on Capacity Management Report from Rauch*
- Speeding on Main St – *no update*
- Boat ramp improvements – *updated by Bob Rauch*
- Town Dock projects - *updated by Bob Rauch*
- Water tower maintenance – *obtaining a third quote for painting and subsequent annual maintenance.*
- Trails Master Plan – *discussion tabled until reviewed*
- On-call contractor agreement – *waiting on rates from plumbing contractor*
- **ORDINANCE 21-02** - AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AS AMENDED BY THIS ORDINANCE, AS THE PROPERTY MAINTENANCE CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH (*eligible for adoption*)  
Comm. Willis motioned to adopted Ordinance 21-02. Comm. Callahan second.  
VOTE: 2-aye, 0-nay
- **ORDINANCE 21-04** - AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND ARTICLE IV, PART III OF THE QUEENSTOWN ZONING ORDINANCE TITLED, “CRITICAL AREA OVERLAY DISTRICT” TO COMPLY WITH RECENT AMENDMENTS TO THE NATURAL RESOURCES ARTICLE

Comm. Willis motioned to introduce Ordinance 21-04 and hold a public hearing on July 28, 2021. Comm. Callahan second. VOTE: 2-aye, 0-nay

- **ORDINANCE 21-05** - AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO REPEAL AND REPLACE ARTICLE VII, SECTION 89 OF THE QUEENSTOWN ZONING ORDINANCE TO ADOPT DEVELOPMENT STANDARDS APPLICABLE TO THE QRD QUEENSTOWN RESORT DISTRICT AND TO REPEAL AND REPLACE SECTION 90 TO ADOPT DEVELOPMENT STANDARDS APPLICABLE TO THE CS COUNTRYSIDE DISTRICT, AND TO AMEND ARTICLE VIII, SECTION 95 TITLED TABLE OF HEIGHT, AREA AND BULK REQUIREMENTS

Comm. Willis motioned to introduce Ordinance 21-05 and hold a public hearing on July 28, 2021. Comm. Callahan second. VOTE: 2-aye, 0-nay

- Review and updates to Town Codes and Ordinances – *tabled until Comm. Hardee returns to schedule work session*
- Zoning Ordinance Violations – Boats/trailers in yards and driveways – *Town Attorney provided some suggestions based on other towns and how they handle these matters. Commissioners will review and discuss further at future meeting.*

**NEW BUSINESS** – *none*

**ATTORNEY UPDATES** – *none*

**PUBLIC COMMENT** –

- Stefanie Takacs – asked if anyone has suggested a kayak rack be erected at the boat landing that residents could lock up kayaks and not need to bring back and forth. Commissioners said no one had suggested it, but that they would have some concern of liability. It is something that could be looked into.
- Di Quynn-Reno – still speeding down Main Street. There is a red converted fire truck up near center of town that speeds by every day. Asked if owner was known. Commissioner Callahan advised he knew who she was speaking of. Ms. Quynn-Reno asked if someone could contact him and ask him to please slow down, and Comm. Callahan advised that he would make contact.

There being no further business, Pres. Willis motion to adjourn the meeting at 7:44 pm. Comm. Callahan second. VOTE: 2 aye – 0 nay

Respectfully submitted,



Amy W. Moore  
Town Manager