

QUEENSTOWN COMMISSIONERS

September 7, 2021

PRESENT: President Tom Willis, Commissioner Al Hardee, Commissioner Bryon Callahan, Town Manager Amy Moore, Town Clerk Aaron Horney

REGULAR MEETING CALLED TO ORDER AT 4:01 PM

GUESTS

- **Rosemarie O'Rourke RE: Second Ave paving issue**

Ms. O'Rourke spoke about her concerns regarding a parking issue previously discussed with the Town. Town attempted to correct the issue of a drop-off area near her car when parked on the shoulder in front of her house. Stated area was flat and did not tilt before recent paving of Second Ave.- now not safe to park there as is difficult to exit her vehicle. Town's attempts to correct by building up pavement in area to eliminate drop-off not satisfactory to Ms. O'Rourke. Does not agree with Commissioners' recent decision that issues had been sufficiently addressed. Would have liked to have been more involved in deciding how to correct issues beforehand. After discussion, Hardee motion to have a paving contractor inspect the area with Commissioners and Ms. O'Rourke to discuss possible solutions to her concerns. Callahan second. VOTE: 3 aye – 0 nay.

PUBLIC WORKS

- Several options for prefab speed bump to be placed on Charity Lane presented to Commissioners for review. Prefab bump approx. \$500 vs. \$3,000 for an asphalt bump. After reviewing, Callahan motion to purchase either 10 ft or 12 ft bump with 2 endcaps dependent on actual width of Charity Lane at planned placement area. Hardee second. VOTE: 3 aye – 0 nay. Town Manager or Clerk will verify width and place order accordingly.
- Current standards for road widths, etc. presented to Commissioners for review. Current minimum of ROW is 50ft. Standards being reviewed in relation to questions about road width at Thompson Ave. and related parking issues. Thompson Ave. believed to be under minimum width- will need to verify.
- Proposed water/sewer standards developed by Rauch presented to Commissioners for review as possible updates to current standards. Final version for possible adoption should be ready for review for next meeting
- Resident reporting of family of skunks in areas near house. Has called wildlife hotline- was provided list of trappers to contact. Feels Town should cover costs of trapping. Commissioners agree with current Town policy of not removing nuisance wildlife in the town unless they are dangerous/suspected rabid, etc.
- Tree reported by resident of 113 Wick Ct. Tree is in open space but appears to be partially dead. Dropping branches/debris in property. Has asked Town to inspect for possible removal or pruning. Tree was inspected, Commissioners agree tree should be removed.

PLANNING

- DMS submitted forest conservation plan for Wheatland's. Plan sent to Rauch to be reviewed by their in-house forester.
- Planning has reviewed and made recommendation regarding boat trailer driveway parking issues.
- Planning has reviewed Thompson Ave. parking issues. Commissioners concerned about increased parking on street as more houses are occupied on Thompson. Travel lanes very narrow. Peter Johnston suggests keeping on-street parking on Thompson as it serves as a traffic-calming feature. Should keep if emergency vehicles can pass through- not necessarily turn around easily. Road width usually determined by having 8 ft on each side for parking and 10-11ft for travel lanes- 26-27 ft road width should be sufficient. If Thompson under, then consider restricting parking on street. Street will be measured to verify width.
- Planning Commission Member Paul Cain concerned about pole building under construction at 116 Dudley- appears to be higher than principal structure which is against zoning ordinance codes. Owner Lonnie Anthony stated structure is not higher than principal structure. Town will have MDIA inspect to confirm there is no violation.

FINANCE COMMITTEE

- *No updates*

HARBORMASTER

- *No updates*

TOWN CLERK

- Treasurers/Finance Report
 - General Fund: \$101,840.59 - Water/Sewer Fund: \$161,037.41
- Minutes
 - August 25, 2021 Regular Meeting – Willis motion to accept minutes as written. Callahan second. VOTE: 2 aye – 0 nay. Hardee abstained from vote.

TOWN MANAGER

- DNR currently has Waterway Improvement Grant period open- anything to apply for? Floating Docks? Meeting is planned with Isaac Wilding at DNR to discuss grant funding potential for channel dredging project. Would not fully qualify for Waterway Improvement grant as spills would be placed on private property areas.
- Towerpoint proposal to buy tower cell leases submitted- was in process at time Commissioners decided to only hear proposals in January of each year. They suggest taking offers in fall vs. January due to market conditions. Offer is \$1.4m lump sum or \$1.5m over 5 years. Commissioners agree to not accept offer and continue to hear offers in January. Town consultant Hugh Odom still suggests waiting until new tower is built before soliciting interest from cell companies for leasing space.
- Contacted by Sheriff Hoffman regarding recent questions regarding Sheriff's Office enforcement of Town parking violations. Sheriff Hoffman confirmed his office would enforce parking violations, etc. by issuing citations/warnings, etc. if requested by Town officials. Will also speak to deputies to insure all are aware of policy.
- Willey Comegys not happy about plan to send bill for Town water use at private slip he occupies. Other slipholder to be billed informed he will be paying shortly- prefers to be billed directly instead of landowner. Both slipholders rent slips from private landowners. Commissioners agree the fees should be paid as the 2 slips are using town water, also agree to give slipholders option to pay first, if do not pay then bill landowner directly.
- COG meeting to be held Wednesday Sept. 8 at 6:30pm. Queenstown will be hosting. Commissioners should attend if possible.

OLD BUSINESS

- I & I project
 - Bob Rauch working on RFP. Not complete yet.
- Water Tower & Infrastructure project
 - Interim Financing - to be adopted by Ordinance – pending
 - Waiting on Town Attorney Lyndsey Ryan to draft ordinance. Will contact for update.
- Wheatland's Project (*Forest Conservation Plan*)
Previously discussed
- Speeding on Main St
 - Sheriff's Office still conducting radar in Town occasionally.
- Boat ramp improvements
 - Concrete panels ordered from Gillespe. Currently short a few so will need to order more to fulfill Town order. Looking to deliver week of 9/20. Will inquire if delivery can be held off until ready to proceed with work. Army Corps of Engineers ready to issue permit however will not be effective until October 1. Rauch has staked area to be sprayed for phragmites as mitigation for project. Has been sent to MDE to approve. Expect to receive MDE permit around 10/1.
- Town Dock projects
 - Stabil Solutions bid
 - Had M&M Marine rep inspect bulkheading, not in bad shape- should expect another 5-10 years of life. Does not believe terra-lok is needed as part of work. Recommends going with original

proposal and prepare for new bulkheading in 5-10 years. After discussion, Willis motion to accept the original bid proposal from Stabil Solutions of \$41,794.00 for terrathane injection work. Hardee second. VOTE: 3 aye – 0 nay.

- Construction/dredging updates
Dredge work ready to put out to bid. Looking to start in December at earliest. Will have to notify slip renters of need to move during work.
- Water tower maintenance
After previous discussion, Callahan motion to accept Liquid Engineering bid of \$49,165.00 to recoat tower exterior with inclusion of vent replacement for \$5,200.00 pending opinion of Liquid Engineering of current vent condition (if needs immediate replacement- replace). Willis second. VOTE: 3 aye – 0 nay.
- Review and updates to Town Codes and Ordinances
Waiting until Fall to review.
- Control Room
Put out to bid- bids due 9/27. Have had 5 inquiries so far.
- Zoning Ordinance violations – Boats/trailers in yards and driveways
 - Recommendation from Planning Commission submitted for review- possible amendments to the Zoning Ordinance defining recreational equipment/recreational vehicles and establishing new regulations for each.
- American Rescue Plan Act
No updates
- Draft fence regulations - ORDINANCE NO. 21-06 AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND SECTION 94 OF THE QUEENSTOWN ZONING ORDINANCE TO ESTABLISH HEIGHT, AREA, AND BULK REQUIREMENTS FOR FENCES WITHIN TOWN (*eligible for introduction*)
Willis motion to introduce Ordinance 21-06. Callahan second. VOTE: 3 aye – 0 nay. Public hearing will be scheduled for October 27 Commissioners Meeting.
- Channel Dredging
Previously discussed

NEW BUSINESS

- Commissioner Callahan discussed bids for work at the Town Office to construct a separation wall in upstairs office area. Stated he had one bid for the work. Ms. Moore stated she is waiting on a bid from Paul Cain for the work as well. Will also have Town Attorney Lyndsey Ryan review to verify no conflict of interest as Mr. Cain serves on the Planning Commission. Would like to have bids by next meeting to review.
- Commissioner Hardee stated trash is still an issue at Royal Farms. Asked to make sure Code Enforcement Officer Harold Veasel stays on the issue, send letters whenever needed to address.

ATTORNEY UPDATES

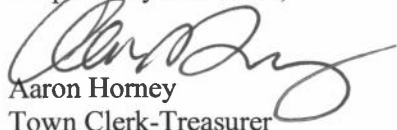
No updates

PUBLIC COMMENT

- Christina Palmer – Inquired about the Town's water/sewer consumption rates. Was the recent rate increase of 5% the last increase? Commissioners stated increase was the last of the previously approved three scheduled increases (one increase per year). However, future increases could be approved if deemed necessary to maintain required water/sewer budget balances.

There being no further business, Willis motion to adjourn the meeting at 6:00pm. Callahan second. VOTE: 3 aye – 0 nay.

Respectfully submitted,


Aaron Horney
Town Clerk-Treasurer