

QUEENSTOWN COMMISSIONERS

November 17, 2021

Regular Meeting

PRESENT: President Al Hardee, Commissioner Bryon Callahan, Commissioner Tom Willis, Town Manager Amy Moore, and Town Attorney Lyndsey Ryan

PUBLIC HEARING CALLED TO ORDER AT 6:00 PM

ORDINANCE 21-07 AND ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND SECTION 8 OF THE QUEENSTOWN ZONING ORDINANCE TO INCLUDE SPECIFIC DEFINITIONS AND TO AMEND SECTION 67 OF THE QUEENSTOWN ZONING ORDINANCE TO PERMIT THE STORAGE AND PARKING OF ONE RECREATIONAL VEHICLE AND EQUIPMENT PROVIDED CERTAIN SETBACK AND SIZE REQUIREMENTS ARE MET.

Helen Love and Tim Larrimore - support the adoption of the proposed ordinance and thank the Commissioners for looking into the matter.

Scott Woolsey – supports the ordinance but did express some concern with vehicles parking on the street.

Callahan motioned to close the public hearing at 6:04 p.m. Willis second. Vote: 3-aye, 0-nay

REGULAR MEETING CALLED TO ORDER AT 6:15 PM

GUESTS

None

PUBLIC WORKS – Amy Moore

- Stormwater pond at QT Village cleaned out – will put on annual maintenance plan – check again early summer
- Water leak repaired on Main St. – found hub leaking – had trouble with valves remaining closed, as haven't been exercised for a while. Will begin exercising when hydrants flushed.
- Ditches behind town office will be cleaned after first of year
- Code Enforcement Officer followed up on complaint regarding overgrown grasses at property on First Ave. Found buffer being established to protect property, consisting of grasses, ink and bay berry bushes, willow and swamp oaks, etc. Located on the lowest spot of property.
- Courthouse in need of repairs – will contact Maryland Historical Trust for guidance on repairs and look into possible grant funding. We also have \$7K CD in the bank for courthouse repairs.
- Rauch followed up on water appropriations permit that MDE stated was overdue for renewal. Found MDE oversight and town in good standing
- Anonymous complaint regarding boat on trailer parking on Olde Point Lane and tow trailer w/vehicles parking on corner of Olde Point Lane and Wick Court. Complaint forwarded to Code Enforcement.

PLANNING – No updates

FINANCE COMMITTEE –

- Terms expire January 31, 2022. Currently have one vacancy due to resignation of Jo Cunningham. No interest to date. Commissioners suggested contacting Frank Phillip

HARBORMASTER - No updates

TOWN CLERK – Amy Moore (in absence of Town Clerk Aaron Horney)

- Treasurers/Finance Report
General Fund - \$79,825.60
Water/Sewer Fund - \$279,504.49
American Recovery Protection Act (ARPA) Fund - \$342,387.99

- Minutes
 - *October 27, 2021- Regular Meeting - Callahan motioned to accept as written. Willis second. VOTE: 3 aye, 0 nay*
 - *November 9, 2021 - Regular Meeting – Willis motioned to accept as written. Callahan second. VOTE: 3-aye, 0-nay*
- Correspondence/Requests/Info – Sent and Received

TOWN MANAGER

- Scheduled 11/24 to pick out Christmas tree. Will have county bucket truck 11/30 & 12/1
- Spoke with AT&T representative regarding the osprey deterrent. Looking at creating path forward based on the new equipment that was installed. Need to submit pictures so she can see what is there. Last deterrent was not installed to specs. Noted osprey territorial so even if new deterrent installed and works, osprey may try to build nest on tower somewhere, such as catwalk. President Hardee noted that Ryan Booth may be able to take pictures via drone. He will touch base with him.
- Hugh Odom negotiating AT&T lease renewal
- Requested brief closed session at end of meeting for the purpose of discussing possible acquisition of property for public purpose and personnel issue.

OLD BUSINESS

I & I project

Have Bob Rauch draft specs and bid documents for Old Wharf Lane only. Will use ARPA funds

Water Tower & Infrastructure project

Application and paperwork for interim financing from Queenstown Bank presented for signature.

Wheatland's Project

- *Forest Conservation Plan review – still under review*
- *Impact study – Ms. Ryan and Ms. Moore had phone meeting with Joe Stevens regarding drafting DRRA. Will have to attorney in a few weeks for initial review.*

Speeding on Main St

No updates.

Boat ramp improvements

Rauch requested contractor consider coordinating dredging and ramp work where only a single mobilization would be required to save money. They advised projects were not bid in that manner and as they require different equipment, they are unable to do so. Notice of Award was issued to Big Island Ventures.

Town Dock projects

Dredging – Callahan motioned contract to be signed, contingent upon Ms. Ryan's review and approval. Willis second. Vote: 3-aye, 0-nay

Dock repairs – no update

Wall St. water tower maintenance

Found last Suez inspection from 2018 only including a visual interior inspection. Liquid Engineering was asked to quote a dive inspection. Cost to be \$2,425. Bob Rauch will revise report and provide copy to USDA about reallocating funds from decommissioning tower to rehabilitation.

Review and updates to Town Codes and Ordinances

Deferred to 2022

Control Room

Commissioner Willis and employee Bryan Miller reviewed plans and discussed. Mr. Miller will construct with assistance from Commissioner Willis and his equipment.

Zoning Ordinance violations – Boats/trailers in yards and driveways

Ordinance 21-07 – An ordinance of the Town of Queenstown to amend Section 8 of the Queenstown Zoning Ordinance to include specific definitions and to amend Section 67 of the Queenstown Zoning Ordinance to permit the storage and parking of one recreational vehicle and equipment provided certain setback and size requirements are met. Motion to adopt by Hardee, Callahan second. VOTE: 3-aye, 0-nay.

American Rescue Plan Act

No updates.

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

Public hearing held 10/27/21. Comments received incorporated into revised ordinance. Additional discussion regarding ornamental fencing. Commissioners considered permitted via special exception, however, Town Planner doesn't recommend. After discussion, Commissioner agreed to allow ornamental fencing at a height of no more than 36". Ms. Ryan will further revise for December meeting.

Channel dredging

No updates.

Old Wharf Lane – Stormwater

Bob Rauch revising plans

Water/Sewer Connections Code – proposed clarifications & revisions

Ms. Moore, Steve Roberson and Bob Rauch to meet 11/18/21 to review

Wall St. water main

Discuss revisions to estimate with Steve Roberson

NEW BUSINESS

- President Hardee spoke with Susan Mayberry, who in the past requested to purchase a portion of the town's back property to increase her rear yard. Commissioners voted to not sell at that time as they did not want to give up property. President Hardee asked if Commissioners would want to reconsider. Perhaps she would be willing to purchase less than originally proposed. Commissioner Callahan mentioned that he had also expressed interest in the property as well. Commissioner Callahan stated that while he would like to purchase property, he is not in agreement to sell the property at this time. Commissioner Willis was in agreement to not sell at this time.
- President Hardee advised he spoke with Ms. Mayberry about the parking stops at the boat landing parking area. He stated they are not a good representation of those who donated, and as Ms. Mayberry is an artist, she may have some recommendations on paint. Any info she provides will be shared with Matt Reno as he intends to repaint the stops over the winter.
- President Hardee stated there has been more requests for activities in town and suggested that an activities committee be established. The committee would work under direction of the Commissioners. It was agreed to establish committee of 3 residents. Will put in newsletter to see if any interest from residents.

ATTORNEY UPDATES

No updates.

PUBLIC COMMENT

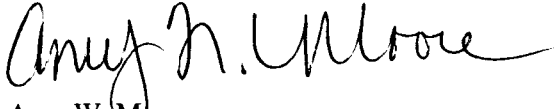
No public comment

Hardee motioned to close the regular meeting to enter a Closed Session at 7:27 p.m. for the purpose of discussing possible acquisition of property for public purpose and a personnel issue. Callahan second. VOTE: 3 aye – 0 nay. (Closed Session authorized by Section 3-305(b) of the General Provisions Article of the Maryland Annotated Code)

Hardee motioned to adjourn Closed Session and return to regular meeting at 7:49 p.m. Callahan second. VOTE: 3 aye – 0 nay.

There being no further business, Hardee motioned to close the regular meeting at 7:50 p.m. Callahan second.
VOTE: 3 aye – 0 nay.

Respectfully submitted,

A handwritten signature in black ink that reads "Amy W. Moore". The signature is written in a cursive style with a large, sweeping initial "A".

Amy W. Moore
Town Manager