

# QUEENSTOWN COMMISSIONERS

## February 23, 2022

**PRESENT:** Commissioner Tom Willis, Commissioner Bryon Callahan, Town Manager Amy Moore, Town Clerk Aaron Horney, Town Attorney Lyndsey Ryan

### REGULAR MEETING CALLED TO ORDER AT 6 PM

**GUESTS** – none scheduled

### PUBLIC WORKS

- Recovery cleaning performed on membrane train #2 at WWTP- report results not good. Membranes are coming apart in areas. All service to membranes has been done in accordance with manufacturer Microdyne's standards. Microdyne has been notified of condition. Waiting to hear back. Other membrane train scheduled to be cleaned in March- expected to be in similar condition. Ms. Ryan will investigate warranty in place for membranes.
- Met with Stabil Solutions regarding sidewalk issues on Olde Point La. and Comegys La. Identified 12 sections total that have sunken- are unlevel. Cost to repair all would be \$1,793. Commissioners agree to proceed with repairs. Willis motion to have repairs done at cost of \$1,793. Callahan second. VOTE: 2 aye – 0 nay
- Fire Marshal informed that new houses on Thompson Ave. not passing pressure tests- asked for pressure reads at water towers- were provided. Towers are currently at max capacity- unable to increase pressure above current levels. Forwarded operators info to Fire Marshal.
- Suez planning to do wash out of outlet water tower- working with plant operator to determine best date to schedule.

**PLANNING** ( no updates )

### FINANCE COMMITTEE

- Tax set off report completed by Finance Chair Pat Howell- has been submitted to County. Final tax set off meeting with County Commissioners is April 12.

**HARBORMASTER** ( no updates )

### TOWN CLERK

1. Treasurers/Finance Report  
General Fund \$81,811.43 / W-S Fund \$232,658.91 / ARPA Fund \$342,445.21
2. Minutes
  - February 2, 2022 (Work Session)  
Vote to approve tabled until next meeting.
  - February 8, 2022 (Regular meeting)  
Willis motion to approve. Callahan second. VOTE: 2 aye – 0 nay
3. Correspondence/Requests/Info – Sent and Received
  - 3 proposals received from Miracle Playground Equipment rep. for repairs to Queenstown Old Wharf La. Playground. Existing equipment is Miracle equipment. Repair swings/rubber surfacing: \$4,870.00. Repair existing playground equipment: \$15,318.36. Redesign/replacement of all surfaces and equipment and layout improvement: \$319,866.00.  
Callahan motion to accept the two lesser proposals for repair of existing equipment and swings/rubber surfacing. Willis second. VOTE: 2 aye – 0 nay

**TOWN MANAGER UPDATES**

- Letter sent to property owner regarding sump pump on Comegys La. Water pumped causing issues with neighboring driveways and roadway- undermining paved surfaces. Also causing issues with sidewalk in area. Water needs to be diverted to another area.
- Registered for ARPA fund webinar.
- Discussed recent property maintenance complaints regarding Aker Rd. residences with Code Enforcement Officer Harold Veasel. Will be following up on concerns.
- Registered to attend LGIT insurance renewal workshop in April.

## **OLD BUSINESS**

### **• INFRASTRUCTURE**

1. I & I project
  - Waiting on Rauch to do RFP for Old Wharf Lane work. Grant app submitted for other work in Town.
2. New Water Tower & Infrastructure Project
  - USDA has requested documents/information from Town- working on gathering all info requested to submit to USDA.
3. Wall St. water tower maintenance
  - Rauch revised PER and submitted to USDA to include changes to plans for tower. USDA requesting further revisions/more information- concerned with condition of tower.
4. Old Wharf Lane -Stormwater
  - Meeting with Urquharts/Simmondses to discuss with Rauch on March 30.
5. Control Room Renovation
  - Coming along- ceiling joists are now up.
6. Wall St. water line replacement
  - Waiting on Steve Roberson to write up specs for project.

### **• MARINE PROJECTS**

1. Boat ramp improvements
  - MDE rep has forwarded report/recommendation to State board of Public Works.
2. Town Dock projects
  - a. Construction/dredging updates
    - One bid received from Maverick Construction for \$243,000 for construction work. Were 10 plan holders for project. Bid is being reviewed for compliance. Roughly \$200,000 left from grant following Terrathane work completed. Possibly separate portions of work to put out to bid to lower costs?
3. Federal Channel dredging
  - ( no updates )

### **• POLICY**

1. Review and updates to Town Codes and Ordinances (2022)
  - ( no updates )
2. Water/Sewer Connections Code – proposed clarifications & revisions
  - Will be meeting with Steve Roberson to discuss.
3. Breezeline (Atlantic Broadband) renewal/Options
  - Letter sent to Talkie Communications regarding interest in bringing additional service provider to Town. Also looking into possibility of grant available for bringing fiber service to towns thru existing providers.

### **• DEVELOPMENT PROJECTS**

1. Wheatland's Project
  - a. Impact study
    - Greenlee Group submitted updated Impact Study following Commissioners concerns. Made changes to some areas- explained other areas that remain unchanged.

### **• OTHER**

1. Speeding on Main St

Still complaints with large trucks using Dudley Ave. as cut-thru. Will contact Sheriff's Office to request increased enforcement/ticketing.

2. American Rescue Plan Act  
( no updates )

#### **NEW BUSINESS**

1. Lawnmower quotes – Commissioner Callahan  
Acquired 2 quotes for new lawnmowers. Gas powered w/ 60" decks. Kubota dealer in Middletown, DE \$8,300 after trade in value for current mower. John Deere dealer in Queen Anne, MD \$8,950 after trade in. Suggests going with John Deere as despite higher cost, closer dealer location results in less time/gas used for travel to get parts/repairs. Callahan motion to accept John Deere quote. Willis second. VOTE: 2 aye – 0 nay
2. Boat ramp parking permits  
Discussion on ideas to improve ramp permits. Will be requiring vehicle registration info with permit apps. Commissioners agree otherwise keeping permit process as is for now as is working well. Permits for new year will be ordered.

#### **ATTORNEY UPDATES**

Ms. Ryan informed of need for a Closed Session for purposes of giving legal advice.

#### **PUBLIC COMMENT**

Paul Cain commented about meeting starting time. Believed was 7pm. Was informed of 6pm start time for Wednesday Commissioners meetings. Also inquired about ramp area- when beginning work? Informed once permits are received from State. Also suggested need for foot pier along ramp. Commissioners informed was briefly discussed by due to costs was not included for current work. May possibly look into for future upgrades.

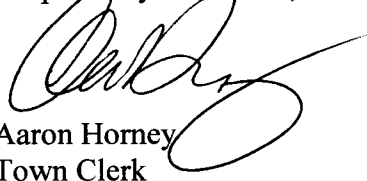
**CLOSED SESSION** (Authorized by Section 3-305(b) of the General Provisions Article of the Maryland Annotated Code, and voted upon in Open Session)

Willis motion to close the regular meeting at 7:19pm for purpose of going into closed session to discuss legal advice with Town Attorney. Callahan second. VOTE: 2 aye – 0 nay

Willis motion to end the closed session at 7:36pm and resume the regular meeting. Callahan second. VOTE: 2 aye – 0 nay

There being no further business, Willis motion to close the regular meeting at 7:37pm. Callahan second. VOTE: 2 aye – 0 nay

Respectfully submitted,



Aaron Horney  
Town Clerk