

# QUEENSTOWN COMMISSIONERS

June 7, 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 5:02 PM

### PUBLIC WORKS

- Faulty Aerzen blower at the plant has been replaced with new. Company can do evaluation/overhaul on old blower for use as spare if Town requests. Cost would be \$4,117.65. Commissioners inquired about a warranty on an overhauled blower and if any delivery charges were included. Ms. Moore stated she would inquire with the company regarding any warranties offered and if any charges to deliver blower. Willis motion to accept price of \$4,117.65 pending a reasonable warranty is offered and there are no additional shipping costs to deliver. Callahan second. VOTE: 2 aye – 0 nay. Hardee was absent from the meeting.
- Received email from George Smith expressing frustration with lack of communication from Town/Town Engineer Bob Rauch regarding any projects which may increase flows/loads to plant. As plant operator, Mr. Smith is responsible for operations/issues and would like to be kept informed. Commissioners agree is a valid concern and Ms. Moore will be sure to keep Mr. Smith included in all communications going forward.
- Property owners at 215 Steamboat Ave. concerned with recent Town maintenance of ditch behind Town Office bordering their property. Believes cut areas extended into their property- would like Town to avoid cutting into their property in the future to allow growth for a natural buffer between the properties. Commissioners agree should attempt to avoid cutting into the neighboring property but suggested that the property owner should have a survey done to determine exact location of the property line in the area.
- 3 quotes submitted for basketball court paving at the park and for a swale on Charity La. Robert & Son \$7,725, Accurate Asphalt \$7,950, Pave Master \$12,300. After discussion, Callahan motion to accept Robert & Son bid of \$7,725. Willis second. VOTE: 2 aye – 0 nay.
- Grass cutting duties- should certain areas be assigned to certain employees? Currently all do all areas as time permits. Commissioners agree that would be a good idea. Ms. Moore will work on designating areas and inform employees.

### PLANNING

- Planning Commission approved the preliminary sub-division plan for Wheatland's at the last meeting.
- Planning members expressed interest in meeting with the Commissioners to discuss ideas and have input into the ongoing Wheatland's DRRA discussions.

### FINANCE COMMITTEE

- (No updates)

### HARBORMASTER

- Ms. Moore contacted Mr. Reno to inform of the Commissioners preference on how to conduct the boat slip assignment process for accommodating new potential lessees. Commissioners prefer to have ability to reassign slip numbers to existing lessees when

deemed necessary to accommodate new lessees depending on boat sizes. Awaiting a response from Mr. Reno.

## **TOWN CLERK**

### **1. Treasurers/Finance Report**

- General \$143,718.75 / Water/Sewer \$150,008.48 / ARPA \$315,041.38

### **2. Minutes**

- May 10, 2022 (Regular)  
Willis motion to accept as written. Callahan second. VOTE: 2 aye – 0 nay.
- May 10, 2022 (Closed-2nd)  
Willis motion to accept as written. Callahan second. VOTE: 2 aye – 0 nay.

### **3. Correspondence/Requests/Info – Sent and Received**

- (Nothing to report)

## **TOWN MANAGER UPDATES**

**OLD BUSINESS ITEMS** (No updates except as stated below)

### **INFRASTRUCTURE**

- 1. I & I project**
- 2. New Water Tower & Infrastructure Project**
  - Interim Financing
  - Bond Counsel
- 3. Wall St. water tower maintenance**
- 4. Old Wharf Lane -Stormwater**
- 5. Wall St. water line replacement**

### **MARINE PROJECTS**

- 1. Boat ramp improvements**
- 2. Town Dock projects**
  - Construction/dredging updates
- 3. Federal Channel dredging**

### **POLICY**

- 1. Review and updates to Town Codes and Ordinances (2022)**
- 2. Water/Sewer Connections Code – proposed clarifications & revisions**
- 3. Breezeline (Atlantic Broadband) renewal/Options**
- 4. Codify ordinances adopted since last update**
- 5. Update Building Codes**

### **DEVELOPMENT PROJECTS**

- 1. Wheatland's Project**
  - Impact study
  - DRRA

### **OTHER**

- 1. Speeding on Main St**
- 2. American Rescue Plan Act**

Comm. Willis stated he was informed by an accountant for another municipality that ARPA funds can be used with little restrictions now. Ms. Ryan informed that restrictions

still exist on what ARPA funds can be used for, but that most current Town projects should qualify for the funds.

#### NEW BUSINESS

1. **Proposed Ordinance 22-06** – AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND THE TOWN'S WATER AND SEWER CHARGES TO INCREASE THE MONTHLY WATER CONSUMPTION RATE AND SEWER CONSUMPTION RATE BY EIGHT PERCENT (8%) PER YEAR FOR THE NEXT FIVE FISCAL YEARS, COMMENCING JULY 1, 2022 AND ENDING JULY 1, 2027. *(Eligible for introduction)*

Willis motion to introduce Ordinance 22-06. Callahan second. VOTE: 2 aye – 0 nay.  
Public hearing for the ordinance will be scheduled for June 22.

2. **Proposed Ordinance 22-07** - AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING A GENERAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 AND ESTABLISHING A CONSTANT YIELD TAX RATE OF \$ .2217 PER \$100 OF ASSESSED REAL PROPERTY VALUE AND A TAX RATE OF .55 PER \$100 ON ALL COMMERCIAL OR BUSINESS PERSONAL PROPERTY AND PUBLIC UTILITIES; AND ALSO ADOPTING AN ENTERPRISE BUDGET FOR THE TOWN'S WATER AND SEWER OPERATIONS, WHICH INCLUDES AN INCREASE TO MONTHLY WATER AND SEWER CONSUMPTION RATES BY EIGHT PERCENT (8%). *(Eligible for introduction)*

Willis motion to introduce Ordinance 22-06. Callahan second. VOTE: 2 aye – 0 nay.  
Public hearing for the ordinance will be scheduled for June 22.

#### ATTORNEY UPDATES

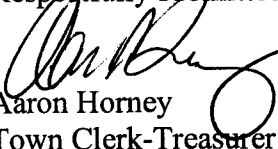
- (No updates)

#### PUBLIC COMMENT

- (None)

There being no further business, Callahan motion to adjourn the meeting at 5:45 pm. Willis second. VOTE: 2 aye – 0 nay.

Respectfully submitted,

  
Aaron Horney  
Town Clerk-Treasurer