

QUEENSTOWN COMMISSIONERS

July 27, 2022

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

PUBLIC HEARING CALLED TO ORDER AT 6:04 PM

ORDINANCE NO. 22-01

AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, AS MODIFIED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS, AND AS FURTHER AMENDED BY THIS ORDINANCE, AS THE BUILDING CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

- No public comments were received for Ordinance 22-01.

ORDINANCE NO. 22-02

AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, AS MODIFIED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS, AND AS FURTHER AMENDED BY THIS ORDINANCE, AS THE ENERGY CONSERVATION CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, AND TO RECODIFY THE GREEN BUILDING DESIGN STANDARDS AS ARTICLE VI OF THE TOWN CODE\

- No public comments were received for Ordinance 22-02.

ORDINANCE NO. 22-03

AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE, AS AMENDED BY THIS ORDINANCE, AS THE EXISTING BUILDING CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH

- No public comments were received for Ordinance 22-03.

ORDINANCE NO. 22-04

AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AS MODIFIED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS, AND AS FURTHER AMENDED BY THIS ORDINANCE, AS THE RESIDENTIAL CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

- No public comments were received for Ordinance 22-04.

ORDINANCE NO. 22-05

AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND SECTION 67 OF THE QUEENSTOWN ZONING ORDINANCE TO PERMIT THE STORAGE OF ONE BOAT ON BLOCKS, JACKS, OR SIMILAR SUPPORTS PROVIDED THAT CERTAIN CONDITIONS ARE MET

- No public comments were received for Ordinance 22-05.

Hardee motion to close the public hearing at 6:10 pm. Callahan second. VOTE: 3 aye – 0 nay.

REGULAR MEETING CALLED TO ORDER AT 6:10 PM

PUBLIC WORKS

- Water main leak present in area of 107 Old Wharf La. Will require boring instead of digging to replace due to narrowness of area. Quote to repair \$5,673.00 from Steve Roberson Plumbing. Commissioners agree with completing repairs at quoted amount.

- New 1,000 gallon chemical storage tank delivered to WWTP- working on installing as part of new membrane cleaning process.
- Bearing on drum at plant broke today- part was ordered as is necessary to operate, at cost of \$977. Operating without part for now but will need to be monitored every few hours.
- Harrison and Son Paving removed/disposed of old basketball court tarp following completion of paving new surface at additional cost of \$600.

PLANNING

- Planning member Geneva Rieu's term will expire in September 2022. Ms. Rieu has stated she is willing to continue on the Commission. No other residents have expressed interest in serving. Hardee motion to reappoint Ms. Rieu to a new term on the Planning Commission. Willis second. VOTE: 3 aye – 0 nay.
- Ms. Moore met with Lacrosse representatives to discuss parking plans for Thompson Ave. Lacrosse will be submitting plans for overflow parking area to Planning next week. Lacrosse stated they were agreeable to the Town establishing a no parking area along a portion of Thompson Ave. as well.

FINANCE COMMITTEE

(no updates)

HARBORMASTER

- No applicants for the position of Harbormaster as of yet. Lane Cole serving as interim Harbormaster until replacement is found.
- Pres. Hardee inquired if Town has ability to regulate boat mooring in Queenstown harbor as it is within Town boundaries. Town can require permits to establish moorings/docks/etc. Ms. Ryan will look into further.

TOWN CLERK

1. Treasurers/Finance Report
 - General Fund \$73,139.86 / Water-Sewer Fund \$69,054.07 / ARPA Fund \$315,150.82
2. Minutes
 - June 22, 2022 (Regular Meeting)
Hardee motion to approve as written. Callahan second. VOTE: 3 aye – 0 nay.
 - July 12, 2022 (Regular Meeting)
Willis motion to approve as written. Callahan second. VOTE: 2 aye – 0 nay. Hardee abstained as was not present for meeting.
3. Correspondence/Requests/Info – Sent and Received
(nothing to report)

TOWN MANAGER UPDATES

- Spoke with Verkada rep who sells security cameras, alarms, environmental sensors, etc. Currently works cameras at QAC Elections Board, in talks with Sheriff's Dept., as well as Easton. No ongoing costs for cameras. Cloud storage based. Offer a free trial. Commissioners not interested at this time. May explore other options in future.
- Concert in Park scheduled for 7/30. Possibility of another- Pres. Hardee will look into other bands for availability for a second concert.
- Received notice from MDE regarding new lead/copper water line rule revisions. Town will need to develop an inventory of all water lines by 2024 to comply with new rules. Will follow up with Rauch to coordinate development and determine costs to Town.
- Will need a closed session following regular meeting to discuss a personnel issue.

OLD BUSINESS ITEMS

• INFRASTRUCTURE

1. I & I Project *(no updates)*

2. New Water Tower & Infrastructure Project

Bank has been notified of potential changes to project due to price increases. Ms. Ryan discussed options for proceeding on project- does not see project being able to proceed as is for now due to funding/grant issues without increased costs to Town. Discussed were rehabbing Wall St. tower vs. decommissioning, possibility to increase

groundwater appropriation permit from 70,000 to 200,000 or more to supply portion of Wheatlands, Wheatland's developer building own water tower, etc. Commissioners agree to have Rauch submit bid docs to USDA for rehabbing Wall St. tower to determine costs to Town and also work on groundwater permit increase details. Ms. Ryan also planning to meet with Mann & Hummel reps to discuss conditions required of Town for the WWTP for covering membrane costs. Cost to Town to meet all conditions with exception of 6-month inspection schedule determined to be around \$50,000. Commissioners agree would be beneficial overall to make upgrades to meet conditions.

3. Wall St. Water Tower Maintenance (*discussed above*)
4. Old Wharf Lane -Stormwater (*no updates*)
5. Wall St. Water Line Replacement (*no updates*)

- **MARINE PROJECTS**

1. Boat Ramp Improvements
 - Estimate received for construction of floating dock- would require 6' wide by 30' long Estimated around \$8,600 with current pricing- could change over time. Pres. Hardee would like estimates for a fixed timber dock as well.
2. Town Dock Projects
 - Bid docs for work are being revised by Rauch and then sending to DNR for review.
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
 - Still working on with Steve Roberson.
3. Breezeline (Atlantic Broadband) Renewal/Options
 - Awaiting response from Talkie to discuss options with them. Will reach out to them again. Breezeline agreement due for renewal in Fall 2023.
4. Codify Ordinances Adopted Since Last Update
 - Ms. Ryan still working on.
5. Update Building Codes (***Introduced 5/10/22 and eligible for adoption***)

- **ORDINANCE NO. 22-01** AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, AS MODIFIED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS, AND AS FURTHER AMENDED BY THIS ORDINANCE, AS THE BUILDING CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES INCONSISTENT HERewith

Willis motion to adopt Ord. 22-01. Callahan second. VOTE: 3 aye – 0 nay.

- **ORDINANCE NO. 22-02** AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, AS MODIFIED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS, AND AS FURTHER AMENDED BY THIS ORDINANCE, AS THE ENERGY CONSERVATION CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES IN CONFLICT HERewith, AND TO RECODIFY THE GREEN BUILDING DESIGN STANDARDS AS ARTICLE VI OF THE TOWN CODE

Callahan motion to adopt Ord. 22-02. Willis second. VOTE: 3 aye – 0 nay.

- **ORDINANCE NO. 22-03** AN ORDINANCE OF THE TOWN OF QUEENSTOWN ADOPTING THE 2021 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE, AS AMENDED BY THIS ORDINANCE, AS THE EXISTING BUILDING CODE OF THE TOWN OF

QUEENSTOWN, AND REPEALING ALL ORDINANCES IN CONFLICT
HEREWITH

Willis motion to adopt Ord. 22-03. Callahan second. VOTE: 3 aye – 0 nay.

- **ORDINANCE NO. 22-04** AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AS MODIFIED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS, AND AS FURTHER AMENDED BY THIS ORDINANCE, AS THE RESIDENTIAL CODE OF THE TOWN OF QUEENSTOWN, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

Callahan motion to adopt Ord. 22-04. Willis second. VOTE: 3 aye – 0 nay.

6. Zoning Ordinance Amendment (**Introduced 5/10/22 and eligible for adoption**)

- **ORDINANCE NO. 22-05** AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND SECTION 67 OF THE QUEENSTOWN ZONING ORDINANCE TO PERMIT THE STORAGE OF ONE BOAT ON BLOCKS, JACKS, OR SIMILAR SUPPORTS PROVIDED THAT CERTAIN CONDITIONS ARE MET

Willis motion to adopt Ord. 22-05. Callahan second. VOTE: 3 aye – 0 nay.

- **DEVELOPMENT PROJECTS**

1. Wheatland's Project (*discussed during New Water Tower Project above*)

- **OTHER**

1. Speeding On Main St (*no updates*)
2. American Rescue Plan Act (*no updates*)

NEW BUSINESS

- Pres. Hardee requested an update on the Events Committee- any progress? Has their role been established? Comm. Callahan believes committee should take over planning current events such as park concerts, tree lighting, etc. and work on ideas for new events. Ms. Moore will schedule meeting with Pres. Hardee and committee members to discuss proposed roles and guidelines for the committee to follow.
- Pres. Hardee requested an update on the garden request by Jenny Walton for the Town landing park area. Ms. Moore has reached out to Ms. Walton to discuss ideas. Stated Pat Bowell can offer assistance if desired by Ms. Walton regarding plantings, etc.

ATTORNEY UPDATES

(nothing to report)

PUBLIC COMMENT

- **Paul Cain** – Believes pictures of boats that are registered for each Town boat slip should be on file with the Town. Has provided pictures to Town Office of all boats. Noticed certain slip holders are not following rules- allowing other boats to use slips without notifying Town. Wants rules to be enforced for all slip holders. Commissioners agree rules should be enforced. Notices will be sent to all slip holders to remind of policies/rules in place. Town will keep pictures provided on file as well.
- **Lane Cole** – Believes if dock is being considered at Town boat ramp it should be put to a referendum to Town voters. Does not think money should be spent on ramp dock. Also noticed bushes growing in the bulkheading at the docks that should be cut down/cleaned up. Pres. Hardee stated his belief that a dock at the ramp would be helpful to ramp users who have difficulties using the ramp as is and would be beneficial to residents whether they use it personally or not as it would be an amenity to potential new residents of town, similar to playground equipment and other amenities not used by all residents.

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

Hardee motion to leave the regular meeting and enter a closed session to discuss personnel issues at 7:41pm. Callahan second. VOTE: 3 aye – 0 nay.

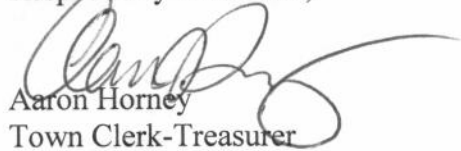
Hardee motion to end the closed session and return to the regular meeting at 7:45pm. Willis second. VOTE: 3 aye – 0 nay.

DISCUSSION AND/OR ACTION ON CLOSED SESSION MATTERS IF APPLICABLE

Callahan motion to approve a salary increase to \$17.36/hr for employee Bryan Miller effective immediately. Willis second. VOTE: 3 aye – 0 nay.

There being no further business, Hardee motion to adjourn the regular meeting at 7:45pm. Callahan second. VOTE: 3 aye – 0 nay.

Respectfully submitted,



Aaron Horney
Town Clerk-Treasurer

TOWN OF QUEENSTOWN

CLOSED MEETING/EXECUTIVE SESSION RECORD

A public body that meets in closed session may not discuss or act on any matter not permitted under the Maryland Statute summarized below. The public meeting law does not apply to executive functions, quasi judicial functions, or chance encounters or social meetings.

- (1) DATE AND TIME OF PROPOSED CLOSED MEETING OR EXECUTIVE SESSION:

Date: 7/27/2022 Time: 7:41 pm - 7:45 pm

- (2) LEGAL AUTHORITY FOR CLOSING PUBLIC MEETING OR GOING INTO EXECUTIVE SESSION (circle the section of the law which authorizes the closed session):

Open Meetings Act, Maryland Code Annotated, State Government Article, §10-508(a), 2004 Repl. Vol.

- (1) discuss:
- (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or
 - (ii) any other personnel matter that affects 1 or more specific individuals;
- (2) protect the privacy or reputation of individuals with respect to a matter that is not related to public business;
- (3) consider the acquisition of real property for a public purpose and matters directly related thereto;
- (4) consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) consider the investment of public funds;
- (6) consider the marketing of public securities;

- (7) consult with counsel to obtain legal advice;
 - (8) consult with staff, or other individuals about pending or potential litigation;
 - (9) conduct collective bargaining negotiations or consider matters that relate to the negotiations;
 - (10) discuss public security, if the public body determines that public discussion would constitute a risk to the public or to the public security, including:
 - (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans;
 - (11) prepare, administer, or grade a scholastic, licensing, or qualifying examination;
 - (12) conduct or discuss an investigative proceeding on actual or possible criminal conduct;
 - (13) comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; or
 - (14) before a contract is awarded or bids are opened, discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.
- (3) TOWN BOARD, AGENCY, OR COMMISSION PROPOSING CLOSED OR EXECUTIVE SESSION:

Commissioners of Queenstown
(Name of Board, Agency, Commission, or Committee)

- (4) IDENTIFY TOPIC(S) PROPOSED FOR DISCUSSION IN CLOSED SESSION:

Personnel matter
