

**QUEENSTOWN COMMISSIONERS
SPECIAL JOINT MEETING WITH
QUEENSTOWN PLANNING COMMISSION
November 2, 2022**

Present:

Town Commissioners: Al Hardee, Tom Willis and Bryon Callahan

Planning Commission members: Phil Snyder, Matt Reno, Geneva Rieu, Mike Bowell and Paul Cain.

Also present: Bob Rauch, Town Engineer; Peter Johnston, Town Planner; Peter Dudley and his consultant Stephen Smith; Barry Waterman and Kevin Shearon, DMS & Associates; Patricia Bowell, Finance Committee Chair; and Lane Cole.

Meeting called to order at 5:30 p.m. by Commissioner Hardee.

Bob Rauch presented an updated Water/Sewer Capacity Report. Advised the Town is undertaking a full water system project. Recently found that the cost of proposed water tower more than doubled. Inspired to look at other options.

Mr. Rauch advised the updated water model is complete. Looking at a 100,000 gallon above ground water storage tank, which would be housed adjacent to the Outlets tower, instead of a new water tower. New well and treatment would still be on the town land recently purchased from the Dudley family on Del Rhodes Ave. Town needs to request an increase in groundwater appropriation permits in the Mattawan aquifer. Believes town could easily generate 200,000 gallons and should meet all needs of town.

As of now, the town currently has up to 40,000 gallons of water available (160 EDU's). There will be more when increase permit to 200,000 gallons.

In regard to sewer, Mr. Rauch advised that the town needs to reserve 20% of plant capacity. There is currently 40,000 gpd available, 80,000 gpd if use 100%, but that is more of a challenge, and town would need to go to MDE. There is adequate sewer capacity now for Phase 1 of Wheatland's.

Town experiencing some I & I, and some areas have been addressed. Plans to address immediate problem areas on Old Wharf Lane. Rauch is making another application to MDE for funding to work on the I & I.

Current wastewater treatment plant was designed at 200,000 gpd, with expectation could upgrade to 400,000 gpd. Would need to replace tank and membranes as part of expansion. Current capacity meets the needs of town as of now, and any expansion would be at the cost of developers.

Mr. Rauch advised the collection system provides some constraints (line at Skipjack Cove Lane). Also, Outlets pump station is restricted due to pump size. Would need to increase to larger pumps.

Mr. Rauch pointed out that one option for large scale development, finding it too burdensome to get to the town's wastewater plant, is for developer to build own plant with discharge.

There being no further business, President Al Hardee motioned to adjourn the meeting at 6:47 p.m. Motion seconded by Commissioner Callahan. Vote: 3-aye, 0-nay.

Respectfully submitted,



Amy W. Moore
Town Manager