

QUEENSTOWN COMMISSIONERS

February 22, 2023

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

REGULAR MEETING CALLED TO ORDER AT 6:00PM

GUESTS:

- **Caden Quirion** – Discussed proposal for an Eagle Scout project to install 3 water life saving stations at the Queenstown Docks. Project would be paid for through fundraising conducted by Mr. Quirion and the Eagle Scouts with no cost to Town. Currently there is no requirement by the Town to have such devices present at the docks but Commissioners agree it is a great idea. Ms. Ryan confirms placement would not create liability issues for the town. Would like to begin project this Spring. Hardee motion to approve project to begin in Spring 2023. Callahan second. VOTE: 3 aye - 0 nay.

PUBLIC WORKS

- Grasses around sewer plant, from the ramp to the dock, have been cut by Martin's.
- All parts are in for the compactor. Looking to install week of 3/13 with assistance from Parkson. Work potentially could take 2 days to complete.
- Membrane 6-month inspection scheduled for 3/9 and 3/10.
- Old riding mower, 3 push mowers (one doesn't work), and sweeper at garage- town no longer uses. Commissioners agree to scrap non-working mower and have other equipment valued and sell off.
- Street standards from Town of Denton provided to Commissioners for review for potential future adoption into Queenstown standards.
- Quotes received for drain box work on Olde Point La. Sears- \$2,400.00 / Purdy- \$1,350.00. A third contractor contacted would not provide a quote as they also work with Sears occasionally. Hardee motion to accept Purdy quote of \$1,350. Callahan second. VOTE: 3 aye - 0 nay.

PLANNING COMMISSION (no updates)

FINANCE COMMITTEE

- Tax set-off hearing is scheduled for April 11.

CODE ENFORCEMENT

- Letter sent out for 1 untagged vehicle violation on Steamboat Ave. Aker Rd. untagged vehicle violation still unresolved. C.E. Officer will speak in-person with resident to discuss resolving.

HARBORMASTER (no updates)

EVENTS COMMITTEE

- Next event planned for April 1- will be Spring/Easter themed event.
- Yoga in the Park to be offered by Town resident- dates to be determined.
- Comm. Hardee requested a closed session at end of meeting to discuss committee process concerns.

TOWN CLERK

1. Treasurers/Finance Report

General Fund: \$313,682.59 Water-Sewer Fund: \$87,888.47 ARPA Fund: \$685,66.78

2. Minutes

- February 7, 2023 (Regular meeting)

Hardee motion to accept with correction regarding resident name on page 3. Willis second. VOTE: 3 aye – 0 nay.

- February 7, 2023 (Closed meeting)

Hardee motion to accept as written. Willis second. VOTE: 3 aye – 0 nay.

3. Correspondence/Requests/Info – Sent and Received (no updates)

TOWN MANAGER UPDATES (no updates)

OLD BUSINESS

INFRASTRUCTURE

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

2. **New Water Storage Tank & Infrastructure Project**

Bid/contract docs reviewed and Rauch has received comments and revisions made following comments which satisfies BABA requirements waiver. PER being reviewed by USDA- no comments yet. ER USDA review will begin following Sec. 106 Tribal Letters review for project.

3. **Wall St. Water Line Replacement**

Currently out to bid- bids due 3/10. Contractor inquired if current SDR-7 piping spec in bid docs could be substituted with SDR-11 pipe as the current spec pipe difficult to acquire in low amounts needed for project. Town Engineer Rauch believes alternate pipe is acceptable as is standard in most areas. Steve Roberson Plumbing, who drafted the specs, believes only current spec pipe is acceptable. Allow lower spec pipe? Commissioners agree to allow all bidders to bid using either type pipe- request bidding both specs if possible.

MARINE PROJECTS

1. **Boat Ramp Improvements**

Estimate from Big Island Ventures to install pilings only for pier at ramp- around \$10,800.00 with bonding increasing cost. Commissioners agree Town should receive estimates for cost to finish remainder of pier to determine how to proceed.

2. **Town Dock Projects**

Travis of Rauch, Inc. to begin work on the paving bid package. Will discuss stringers/electrical work with the contractor. Will discuss fixing ladder issues with contractor.

3. **Federal Channel Dredging**

Isaac at DNR provided Ms. Moore a scope of work for an engineering consultant to study, analyze, and prepare concept drawings. Main task will be analysis of dredge material quality through sediment sampling and development of concept plans showing shoreline areas at Blakeford, Golf Course, and Eastern Neck Island. Stone protection would be needed- cost estimate for each concept plan will be requested. Qualifiers needed for the consultant to have experience with dredging and shoreline restoration design.

POLICY

1. **Water/Sewer Connection Code – Proposed Clarifications/Revisions (no updates)**

2. **Breezeline (Atlantic Broadband) Renewal/Options**

Contract currently being reviewed by Town Attorney and Finance Chair Pat Howell.

3. **ORDINANCE NO. 22-06**

AN ORDINANCE OF THE TOWN OF QUEENSTOWN TO AMEND ARTICLE IV, PART III OF THE QUEENSTOWN ZONING ORDINANCE TITLED, “CRITICAL AREA OVERLAY DISTRICT” TO COMPLY WITH AMENDMENTS TO THE NATURAL RESOURCES ARTICLE (*Introduced 9/13/22*)

Reviewed and awaiting approval by Critical Area Commission.

DEVELOPMENT PROJECTS

1. Wheatland's Project

Ms. Ryan discussed revisions made to draft PWA with Commissioners. Commissioners agreeable with current draft. Comm. Callahan wanted to discuss a prior concern with Ms. Ryan- will need to review his notes and discuss following the meeting. Willis motion to accept PWA as currently drafted pending Comm. Callahan's concern is addressed. Callahan second. VOTE: 3 aye – 0 nay.

OTHER

1. Speeding on Main St (no updates)

NEW BUSINESS (no updates)

ATTORNEY UPDATES (no updates)

PUBLIC COMMENT (none)

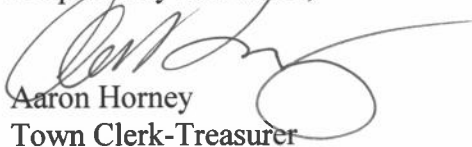
Callahan motion to leave the regular meeting and enter a closed session to discuss Event Committee member's procedures at 7:25pm. Willis second. VOTE: 3 aye – 0 nay.

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 end the closed session and return to the regular meeting at 7:39pm. Callahan second. VOTE: 3 aye – 0 nay.

There being no further business, Willis motion to adjourn the meeting at 7:39pm. Callahan second. VOTE: 3 aye – 0 nay.

Respectfully submitted,


Aaron Horney
Town Clerk-Treasurer