

QUEENSTOWN COMMISSIONERS MINUTES
August 10, 2016

PRESENT: Commissioners Willis, Bowell and Plumbo were present.

REGULAR MEETING CALLED TO ORDER AT 7:00 P.M.

OPEN DISCUSSION:

- Di Quynn-Reno was present requesting support for the 11th Annual Queenstown Community Yardsale. It will be held on Saturday, October 1st from 9-12. Rain date will be October 2nd. She will provide flyer to be included in next newsletter.
- Bradley Hull, Melvin Avenue, was present regarding his water and sewer bill. He recently did renovations on his property, which included new sod. He understands that he is required to pay for the water used, but wanted to know if there is any type of structure in place to avoid sewer charges in situations such as his. Commissioners granted him relief on the sewer charged for watering the sod.
Mr. Hull also inquired about what plans there are for Melvin Avenue. He is still not done with his yard landscaping, but doesn't want to go to the expense and work if we will need to tear any of it up during the project. Lane Cole informed him the plans should be coming to our office soon. There is a grate going in and water is to be routed to the other side of the road. There will be pipe replacement and resurfacing taking place as well.

ATTORNEY UPDATES:

- She has received the appellate briefs from the attorney for Ed Modell and the Conservation Association. She is working on ours to submit to the courts.
- She advised that Peter Johnston informed that the Community Plan amendment is done and the Planning Commission can start on the growth allocation for Wheatlands.
- Received notification from the Critical Area Commission that they have re-mapped our area, and we may have to adopt a new map due to the refinement. She is working with Peter Johnston now to determine what steps we have to take.

PUBLIC WORKS:

- Pipe work and patching done at Queenstown Harbor entrance
- Replaced stormdrain pipe at Shortall property on Main Street/Short Street
- Still working with Rick Davis on lights for park – need to determine how large of beam we want
- He will follow up on meters for those who want separate for watering, pool filling, etc.

PLANNING:

Phil Snyder was present to update:

- Planning Commission discussed the use of tents for sales at Outlets. Attorney deemed sidewalk sales okay, but if not a current store holding tent sale, then perhaps a peddler or use permit is required.
- Holding public workshop on August 18, 2016 at 4:00 p.m. to review updates to the Community Plan. Commission thought about having meeting at new plant to coincide

with open house. Commissioners advised too far out for open house, so should hold meeting themselves.

- Had discussion with Peter Dudley regarding potential annexation of 3 lots. However, nothing concrete, and nothing has been submitted.

FINANCE COMMITTEE:

Nothing to report

CLERK:

Treasurer's Report -

General Fund Checking	\$312,536.65
Water/Sewer Fund Checking	\$319,386.22
WWTP Fund Checking	\$ 20,079.02

Minutes –

Commissioner Plumbo motioned to accept the July 13, 2016 minutes as written. Motion seconded by Commissioner Bowell. Vote: 3-aye, 0-nay

Correspondence/Other --

- Boat slip contract – further discussion on the changes previously approved and noted. Commissioner Bowell motioned to approve additional revisions to the existing contract that include: deleting the requirement that the lessee's vessel must be located in the slip for at least 8 months of the year; enables a lessee to allow another person to use the slip as long as the lessee is not receiving compensation, and provided that the Town consents to the assignment. The Town will also evaluate each slip vacancy that comes up to determine who is best suited for said slip. Leasing of a slip is not a permanent right, and the Town reserves the right to not renew agreements if the lessee does not use the slip for an extended period of time. Motion seconded by Commissioner Plumbo. Vote: 3-aye, 0-nay.
- Sustainable Community Development – Brynja Booth believes that the Planner, Peter Johnston, would best be suited to file the application on the town's behalf. She will discuss with him.
- Letter from MML regarding the MML Parks & Recreation Dept. New resource available to towns. There is a membership dues required.
- Commissioners would like to set up a meeting with owners or representatives of the lot on Old Wharf owned by Jurgen V. Sethe to discuss possible interest in obtaining land.
- Letter from Mr. Ted Baker of R. B. Baker & Sons, Inc., inquiring of town's interest in receiving the landfill leachate. They currently haul to the County wastewater treatment plant located in Stevensville. The Commissioners are interested; however, at the advice of our engineer and the plant design engineer, we should not do anything until everything at the plant is running as it should be, and we take over responsibility for it. There are still a few glitches getting worked out, and the contractor is still responsible for it.

- AT&T phone proposals --
 - Cell phones – 4 new phones, unlimited texting and data, and pooled minutes. A Volunteer Discount Program is offered which allows employees and volunteers to receive same pricing.
Commissioner Plumbo motioned to switch town cellular service from Verizon to AT&T. Motion seconded by President Willis. Vote: 3-aye, 0-nay
 - Wireless phone service for office/water and sewer buildings/alarms - AT&T also offers this service. Commissioner Plumbo will discuss needs and options via phone conference call with AT&T reps on 8/11/16.
- Still need Wall St. sign -- Lane to contact SHA
- Town clock – Rick Davis of R & D Electric will be working on
- Clerk and Peter Johnston will be meeting with Kevin Wagner of MDE regarding the National Flood Insurance Program.

President Willis motioned to close regular meeting at 9:03 p.m. and enter into closed session to obtain legal advice from Town Attorney related to contractual matters. Motion seconded by Commissioner Bowell. Vote: 3-aye, 0-nay

President Willis motioned to adjourn the closed session at 10:03 p.m. and reconvene in regular session. Motion seconded by Commissioner Bowell. Vote: 3-aye, 0-nay

President Willis motioned to offer Shore Christian Fellowship \$4,000, plus cover legal costs, for the 20 ft. strip of property we have proposed to purchase from them. Motion seconded by Commissioner Plumbo. Vote: 3-aye, 0-nay

Commissioners instructed Clerk to check with Rauch Engineering regarding their monthly bills. They are the same amount each month, with same billing details.

There being no further business to discuss, President Willis motioned to adjourn the regular meeting at 10:10 p.m. Motion seconded by Commissioner Plumbo. Vote: 3-aye, 0-nay

Respectfully submitted,



Amy W. Moore
Town Clerk