

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Monday, April 10, 2023
Location: 39 The Circle, Georgetown, DE 19947

Live Stream Can be Found at the Following Link:
Website: <https://www.georgetowndel.com/live-stream.htm>

Zoom.us/join
Zoom Meeting ID: 884 5241 7972

Time: 7:00 PM Regular Meeting

TOWN COUNCIL PRESENT:

Bill West, Mayor
Sue Barlow, Ward Two
Angela Townsend, Ward Three
Penuel Barrett, Ward Four

STAFF PRESENT:

Eugene S. Dvornick Jr., Town Manager
Stephani J. Ballard, Town Solicitor

ABSENT:

Christina Diaz-Malone, Ward One

6:30 PM PUBLIC HEARING

A. CASE #2022-09 ISAAC'S FARM REZONE

An application by 79 Gtown LLC., for (A) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map from Commercial to Multi-Family Residential & (B) an official zoning map amendment of 8.7 acres of the parcel from Highway Commercial (HC) to Multifamily Residential District (MR1). The property is located West/DuPont Boulevard, identified as Sussex County Tax Map ID 135-19.00-6.00, split zoned MR1/HC (Multifamily/Highway Commercial).

Chad Carter, with Becker Morgan Group, presented to Council the application for the Isaac's Farm Rezone project.

- Questions/Comments posed from Council

The record will remain open for 14 days. No action at this time.

B. ORDINANCE 2022-12 ARTICLE VI, UR1 URBAN RESIDENTIAL DISTRICT, 230-23 PERMITTED USES, ADDING A NEW PERMITTED USE, RESIDENTIAL SINGLE FAMILY LEASED COMMUNITY

Town Manager Dvornick presented to Council an overview of the elements of this Ordinance.

- Questions/Comments posed from Council
- Comments from Public

- John Jones, 30 The Circle, spoke in support of this ordinance.
- Judson Malone, 216 South Race Street, spoke in support of this Ordinance
- Linda Dennis, 4 Teaberry Lane, expressed concerns with Fire and Police coverage

The record will remain open for 14 days. No action at this time.

REGULAR MEETING IMMEDIATELY FOLLOWING PUBLIC HEARINGS

2. PLEDGE OF ALLEGIANCE

Mayor West led the pledge of allegiance.

3. INVOCATION

Mayor West led the invocation.

4. ADOPTION OF AGENDA

Motion by Councilwoman Townsend, seconded by Councilman Barrett to adopt the agenda as presented. **Motion Carried (unanimous)**

5. APPROVAL OF MARCH 27, 2023 TOWN COUNCIL MINUTES

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to approve the March 27, 2023 Town Council Minutes as presented. **Motion Carried (unanimous)**

6. COUNCILMEMBERS COMMENTS

Councilwoman Townsend, Ward Three

- Commented on the Harvey Greg Memorial Service

Councilman Barrett, Ward Four

- Provided an update on the Emergency Services Committee

Councilwoman Barlow, Ward Two

- No Comment

7. BOARD OF ELECTIONS APPOINTMENTS

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to appoint Jane Hovington, Shirley Hitchens, and Michael DiGiacoma to the Board of Elections, and Elaine Reynolds and Annie Besche as alternates.

Vote:

Councilwoman Diaz-Malone, Ward One:	Absent
Councilwoman Barlow, Ward Two:	Yea
Councilwoman Townsend, Ward Three:	Yea
Councilman Barrett, Ward Four:	Yea
Mayor West:	Yea

Motion Carried (unanimous)

8. PROJECT #2020-15 ADMIRAL'S LANDING – APPROVAL OF FINAL SUBDIVISION AND PUBLIC WORKS AGREEMENT

Town Manager Dvornick presented an overview of Project #2020-15 Admirals Landing.

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to approve the final subdivision plan and public works agreement for project #2020-15 Admirals Landing.

Vote:

Councilwoman Diaz-Malone, Ward One:	Absent
Councilwoman Barlow, Ward Two:	Yea
Councilwoman Townsend, Ward Three:	Yea
Councilman Barrett, Ward Four:	Yea
Mayor West:	Yea

Motion Carried (unanimous)

9. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Bedford & Market Street Rehabilitation
 - ADA ramps & sidewalk repair on East and West Market Street and North Bedford Street
- Sussex County Family Court Facility
 - Erosion & Sediment Control installed
- North Race Street (Pepper Street to Douglas Street)
 - Awaiting last Temporary Construction Easements to be signed
 - Bid solicitation next step
- Kimmey Street/Pepper Street Extension
 - Survey work completed
 - Design underway – 60% plans within a month
- Pavement Rehabilitation
 - Review of Ward 2 streets complete
 - Ward 1 will be next
- Wagamon Avenue Traffic Calming
 - Installation by Public Works, weather dependent

Downtown Development District Expansion

- Closed on March 31, 2023
- Requests for inclusion:
 - Georgetown Apartments
 - Several additional parcels
 - Habitat for Humanity
 - Lot 7 North King Street
 - Lots 9, 9A, 10 Rosa Street
 - Lots 14A and 14B Tracey Street

- 106 North Bedford Street
 - Single Parcel

ARPA Encumbrances

Project	Obligated	Vendor	Description	TC Approved
Biolac	\$171,875.00	Parkson Corporation	Biolac Repairs/Nozzles/Biofuser Replacement, Barge Purchase	September 8, 2021
SCI Elevated Storage	\$88,500.00	Davis, Bowen & Friedel Inc	Preliminary Engineering	September 22, 2021
PS Rehabilitation	\$51,000.00	Beacon Engineering	Preliminary Engineering	September 22, 2021
Pooled Lawyer	\$16,332.50	Barnes \$ Thornberg	Lawyer	October 13, 2021
Flygt Pump (Wastewater)	\$15,427.00	Xylem	Submersible Pump (Cedar Lane)	October 27, 2021
Springboard Collaborative	\$500,000.00	Sub-recipient	Pallet Shelters	May 9, 2022
AMI Proposal	\$31,000.00	Davis, Bowen & Friedel Inc	Engineering Services	July 25, 2022
Main Station Upgrade	\$57,500.00	Davis, Bowen & Friedel Inc	Engineering Services	October 24, 2022
Total Encumbered	\$931,634.50			

General Items

- GREAT Fund Committee
 - Committee members notified of appointment
 - Doodle Poll for meeting date sent out
- Upcoming Events
 - FY 2024 Budget Workshop – Monday, April 17, 6:00 PM, Town Hall
- Legislative Update
- Questions/Comments posed from Council

10. PUBLIC COMMENT

Judson Malone, 216 South Race Street

- Commented on the rusty metal sign that is still standing at the old gas station on East Market Street. Requested remaining items on this lot be removed.

Jon Peterson, 304 North Bedford Street

- Stated his concern with certain members of Council continuing to belittle the homeless population and the pallet shelter.
- Commented on the financial concerns the local ambulance has expressed at previous meetings.

Dennis Winzenreid, 23365 Park Avenue

- Commented on the tornado that destroyed homes in Bridgeville, Greenwood and Ellendale.
- Suggested Council notify Judson Malone of any available rental units, so he can provide that information to the residents in the pallet shelters.

Linda Dennis, 4 Teaberry Lane

- In response to Jon Petersons comments about Council belittling the homeless population: Councilwoman Barlow and Councilwoman Townsend have spent several hours working at the homeless shelter and have organized several attempts to raise money, goods, and services.

11. ADJOURNMENT

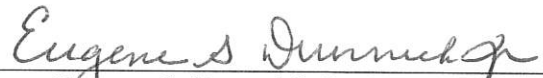
Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to adjourn at 7:24pm. **Motion Carried (unanimous)**

APPROVED:



Angela Townsend, Secretary

ATTEST:



Eugene S. Dvornick Jr., Town Manager

These minutes are a summary of the meeting. Complete audio and visual recordings are available upon request