

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Wednesday, April 11, 2022
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: 858 1915 0086

Time: 6:30 PM Public Hearings
Regular Meeting Immediately Following Public Hearings

TOWN COUNCIL PRESENT:
Bill West, Mayor
Christina Diaz-Malone, Ward One
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

6:30 PM – PUBLIC HEARINGS

- A. CASE #2021-28 Office Storage Facility**
a. Comprehensive Plan Amendment: Future Land Use Map
b. Rezone Application

An application by Sussex County Habitat for Humanity, Inc., for (A) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map from Multifamily Residential to Urban Business District & (B) an official zoning map amendment from Multifamily Residential District (MR1) to Urban Business District (UB1). The property is located at Kimmey Street Extended, 100' Northwest of Tracey Street, identified as Sussex County Tax Map ID 135-14.16-58.00

Mark Davidson and Eric Wall, Pennoni Associates, presented to Council their request for an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map.

No questions or comments from Council.

Mark Davidson and Eric Wall, Pennoni Associates, presented to Council a request for an official zoning map amendment from Multifamily Residential District (MR1) to Urban Business District (UB1) at the property located at Kimmey Street Extended identified as Sussex County Tax Map ID 135-14.16-58.00.

No questions or comments from Council

**B. CASE #2022-04 Georgetown Village
Rezone Application**

An application by Ilsem LLC for an official zoning map amendment from Neighborhood Business District/Professional Business District (UB2/UB3) to Highway Commercial District (HC). The property is located at County Seat Hwy and Little Street, identified as Sussex County Tax Map ID 135-19.00-30.15.

Mark Davidson and Eric Wall, Pennoni Associates, presented to Council a request for an official zoning map amendment from Neighborhood Business District/Professional Business District (UB2/UB3) to Highway Commercial District (HC) at the property located at County Seat Hwy and Little Street identified as Sussex County Tax Map ID 135-19.00-30.15.

Questions/Comments

- Councilwoman Townsend: Question regarding total acreage?
- Councilman Barrett: Question regarding the traffic and the entrances
- Lori Heck, 22664 Little Street: Spoke in opposition of the rezoning of this property.
- Town Manager Dvornick: Question regarding connection to the adjoining parcel in the event of no entrance/exit off of Little Street

**C. CASE #2022-05 The Ponds
Rezone Application**

An application by Georgetown Plaza II, LLC for an official zoning map amendment from Neighborhood Business District/Professional Business District (UB2/UB3) to Multifamily Residential District (MR1). The property is located at the corner of East Trap Pond Road and Little Street, identified as Sussex County Tax Map ID 135-19.00-30.16

Mark Davidson and Eric Wall, Pennoni Associates, presented to Council a request for an official zoning map amendment from Neighborhood Business District/Professional Business District (UB2/UB3) to Highway Commercial District (HC) located at the corner of East Trap Pond Road and Little Street, identified as Sussex County Tax Map ID 135-19.00-30.16.

Questions/Comments

- Lori Heck, 22664 Little Street: Spoke in opposition of the rezoning of this property.
- Councilwoman Diaz-Malone: Question regarding whether projects will have onsite property management?

REGULAR MEETING IMMEDIATELY FOLLOWING PUBLIC HEARINGS

1. PLEDGE OF ALLEGIANCE

Town Manager Dvornick led the Pledge of Allegiance.

2. INVOCATION

Mayor West led the Invocation.

3. ADOPTION OF AGENDA

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

4. APPROVAL OF MARCH 28, 2022 TOWN COUNCIL MINUTES

Motion by Councilman Barrett, seconded by Councilwoman Townsend to approve the March 28, 2022 Town Council Minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilwoman Townsend, Ward Three

- Public Integrity Meeting rescheduled for May 9th at 5:30 PM.

Councilman Barrett, Ward Four

- Please add the Hometown Heroes Banners to the next Council meeting agenda.

Councilwoman Diaz-Malone, Ward Two

- State Affordable Housing Plan that uses the ARPA funds has a total of seven million dollars. There is also down payment assistance.
- Please listen to the budget workshop.
- Still have some concern with meeting the needs for the Ambulance Service operating costs.
- Request that the Sandhill Fields presentation be put on the next agenda
- In regards to the Library Funding, was there an option to opt out of State Funding for the library?

Councilwoman Barlow, Ward One

- Unhappy with the Chick-Fil-A truck that was in Town. We need to support our local restaurants.
- Requesting a second budget workshop to see the final budget before we vote on it.

6. PROCLAMATION – ARBOR DAY

Town Manager Dvornick read the proclamation into the record.

7. REVIEW AND APPROVAL OF STEP 3 DECISION – EDGAR VERDE

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to move forward with the decision made in Executive Session to approve the Step 3 written decision. It will be sent to the FOP.

Vote

Ward 1: Yes

Ward 2: Yes

Ward 3: Yes

Ward 4: Yes
Mayor: Yes

Motion Carried (unanimous)

8. BOARD OF ELECTIONS APPOINTMENTS

Questions/Comments

Councilwoman Townsend: Questions regarding what training goes on for the Board?

Motion by Councilwoman Barlow, seconded by Councilman Barrett to approve the Board of Elections appointments as presented. **Motion Carried (unanimous)**

9. COUNCILWOMAN TOWNSEND REQUEST

A. AMERICAN LEGION STATION 93 AMBULANCE – REQUESTING \$100,000 FROM EMERGENCY SERVICES ENHANCEMENT FUND FOR NEW AMBULANCE

Councilwoman Townsend provided some background on the request for \$100,000 from Emergency Services Enhancement Fund for a new ambulance.

Lisa Fensick, Georgetown Ambulance, provided information on the existing ambulances and why they are in need of a new ambulance.

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to approve the request for \$100,000 from Emergency Services Enhancement Fund for a new ambulance. **Motion Carried (unanimous)**

B. GEORGETOWN PUBLIC LIBRARY – REQUESTING \$30,000 FROM GREAT FUND FOR MATERIALS AND PROGRAMS

Rachel Culver, Director of the Georgetown Public Library, presented to Mayor and Council on the following:

- Library Updates since last presentation
- Library Programs
- Discussed why the Library is not a County or State library
- Funding Fiscal Year 2022
- Requesting \$30,000 from the Town of Georgetown's GREAT Fund to go toward the materials and programs

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to approve \$30,000 from the GREAT Fund to go toward materials and programs at the Georgetown Library. **Motion Carried (unanimous)**

10. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Georgetown North Groundwater
 - Question & Answer Sessions Scheduled:

- Session 1: Phone-In on Thursday, April 14, 2022, 6:00 PM – 7:00 PM
 - Phone Number: (484) 352-3221
 - Conference ID: 307589259#
 - Session 2: In Person on Wednesday, April 20, 2022, 5:30 PM – 7:00 PM
 - Georgetown Public Library – 123 West Pine Street
- Wagon Avenue & South Front Street
 - Awaiting DelDOT Notice to Proceed
 - Work still anticipated to begin Mid-April
- 404 Old Laurel Road
 - Demolition completed
- Former Georgetown Dump Site (DE-1719)
 - Meeting with HSCA Certified Consultant being held on Monday, April 11

General Items

- 2022 Annual Municipal Election
 - Notice of Solicitation of Candidates for Mayor, Ward 3, and Ward 4 are currently available
 - Candidate Filing Deadline is Thursday, April 14, 2022
 - Municipal Election – Saturday, May 14, 2022, polls open 8:00 AM to 6:00 PM
- Tree City USA – 2021
 - Town received notification of our Re-certification as a Tree City USA – 8th Year
 - Receiving a tree complements of the Delaware Forest Service for planting on Arbor Day
- Town-Wide Clean-Up
 - Planned for Saturday, June 11 – Coordinated by CommUNITY
- Miscellaneous
 - Town Offices Closed: Friday, April 15, in observance of Good Friday
 - Legislative Update

11. PUBLIC COMMENT

Linda Dennis, 4 Huckleberry Drive

- Questions regarding the Groundwater material received in the mail
- Thank you to Rachel Culver, Director of Georgetown Public Library, for your presentation

Sunny Gyani, Park Avenue

- Discussed engaging elementary school children to learn more about keeping the city clean
- Very pleased with the budget workshop and seeing everyone work together

Jon Peterson, 304 north Bedford Street

- Asked the Town to consider giving more money to the Library for more programs/classes

- Disagree with Councilwoman Diaz-Malone's request to bring back the Sandhill Fields request for \$100,000.

Dennis Winzenreid, Park Avenue

- Happy to see everyone work together to get the funding together for the Ambulance and the Library
- Suggested the ambulance seek business management help with the accounting/book keeping

12. EXECUTIVE SESSION

Town Council met in Executive Session for the purpose of discussing personnel matters in which the names, competency and abilities of individual employees or students are discussed, unless the employee or student requests that such a meeting be open. 29 Del. C. §10002. 29 Del. C. §10004(b)(9)

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to enter into Executive Session at 8:35pm. **Motion Carried (unanimous)**

Exited Executive Session at 9:10pm.

13. POSSIBLE VOTE ON ITEMS DISCUSSED IN EXECUTIVE SESSION

Motion by Councilman Barrett, seconded by Councilwoman Barlow to move forward with decision made in Executive Session. **Motion Carried (unanimous)**

14. ADJOURNMENT

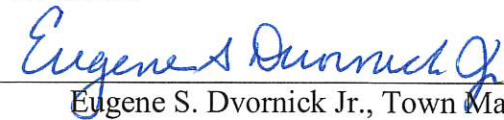
Motion by Councilwoman Townsend, seconded by Councilman Barrett to adjourn at 9:12pm. **Motion Carried (unanimous)**

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