

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Monday, April 28, 2025
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: 842 7924 3391

Time: 6:45 PM Public Hearing
Regular Meeting Immediately Following Public Hearing

TOWN COUNCIL PRESENT:

Bill West, Mayor
Christina Diaz-Malone, Ward One
Tony Neal, Ward Two
Eric Evans, Ward Three
Penuel Barrett, Ward Four

STAFF PRESENT:

Eugene Dvornick, Town Manager
Diana Ramirez, Administration
Stephani Ballard, Town Solicitor
Eric Rust, Public Works Superintendent

6:45 PM PUBLIC HEARING

**A. CASE #2024-14 JAMES PLACE – 644 NORTH BEDFORD STREET
COMPREHENSIVE PLAN AMENDMENT: FUTURE LAND USE MAP**

An application by James Grant & Jordan Ashburn, requesting an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map for a 21.92 +/- acre parcel from Single Family Residential to Mixed Residential. The property is located at 644 North Bedford Street, identified as SC Tax Parcel 135-14.00-87.00, zoned Urban Residential District (UR1)

David Hutt, Attorney with Morris James, presented an overview of the application on behalf of the applicants.

Questions/Comments

- Kevn Gilmore, Habitat for Humanity, spoke in favor of the application.

There is no action at this time.

REGULAR MEETING IMMEDIATELY FOLLOWING PUBLIC HEARING

1. PLEDGE OF ALLEGIANCE

Town Manager Dvornick led the Pledge of Allegiance.

2. INVOCATION

Councilman Neal led the invocation.

3. ADOPTION OF AGENDA

Motion by Councilwoman Diaz-Malone, seconded by Councilman Evans to adopt the agenda as presented. **Motion Carried (unanimous)**

4. APPROVAL OF MINUTES

A. APRIL 14, 2025 MINUTES

Motion by Councilman Neal, seconded by Councilwoman Diaz-Malone to approve the April 14, 2025 Town Council Minutes as presented. **Motion Carried (unanimous)**

B. APRIL 17, 2025 SPECIAL MEETING MINUTES

Motion by Councilman Evans, seconded by Councilman Neal to approve the April 17, 2025 Town Council Special Meeting Minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilman Evans, Ward 3

- I appreciate everyone coming out tonight to speak on the matters on the agenda

Councilman Barrett, Ward 4

- Sad that there is a discussion on moving the monuments away from the Circle

Councilwoman Diaz-Malone, Ward 1

- Commented on how many people are in attendance for the monument discussion. Also stated there is a Circle Committee that has been working to find the best solution for our Circle

Councilman Neal, Ward 2

- Happy to see everyone here tonight for the monument discussion

Mayor West

- Commented on the monuments

6. MONUMENT DISCUSSION – AUBREY SPICER

Aubrey Spicer spoke in favor of keeping the monuments located on The Circle.

- Public Comment:
 - Several members of the community spoke in favor of keeping the monuments located on The Circle (Brittany Mumford, Julie Greg McCabe, Annie Richardson, and Ruth Ann Spicer)
 - Georgetown resident questioned who is responsible for paying for all the damage to these monuments; Town Manager advised if driver's insurance does not cover, the Town would have to pay
 - Senator Brian Pettyjohn commented that the Circle is the heart of Georgetown. Also stated, as Senator, please call him for any necessary resources to keep the monuments in the heart of the Town.
- Mayor West

- Commented on the report provided by the Circle Advisory Committee
Stated the rationale for potentially moving the monuments off the Circle would be for public safety and safety of the monuments
- Suggested Next Steps: Put Circle Committee back together, invite family members of the two monuments, have an attorney present at the meeting, and invite someone from DelDOT to be a part of the meeting.
- Town Manager Dvornick
 - Provided information on the Circle Advisory Committee Report that was provided to Council in 2024. Copies were provided.

7. GREAT FUND COMMITTEE APPOINTMENT

Each member of Council made a recommendation to appoint one member of the community to the GREAT Fund Committee.

Recommendations from Council:

Adam Buczkowski
Renee Hickman
Angela Townsend
Linda Dennis
Jon Peterson

Motion by Councilman Barrett, seconded by Councilman Evans to appoint the five proposed members plus the Town Manager to the GREAT Fund Committee.

Motion Carried (unanimous)

8. 2ND READING & ADOPTION OF ORDINANCES

A. ORDINANCE #2025-02 ZONING AMENDMENT FROM NEIGHBORHOOD RESIDENTIAL (UR3) TO URBAN RESIDENTIAL (UR1) LOCATED AT THE INTERSECTION OF ZOAR & SUSSEX PINES ROAD 135-23.00-20.00 THROUGH 20.03 & 135-20.00-482.00 THROUGH 493.00

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to adopt the Ordinance as presented. **Motion Carried (unanimous)**

B. ORDINANCE #2025-03 MODIFICATION TO CHAPTER 98 FEES (UTILITY, TAX, CERTIFICATE OF OCCUPANCY)

Motion by Councilwoman Diaz-Malone, seconded by Councilman Neal to adopt the ordinance as presented. **Motion Carried (unanimous)**

9. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Sussex County Family Court Facility
 - General Trades
 - 3rd Floor – interior doors and hardware installation

- 2nd Floor – drywall finishing continues
 - 1st Floor – drywall continues
 - Masonry
 - Clocktower
 - Clocktower and wall work continues
 - Windows
 - Continue installation of frames in parking garage
 - Site Work
 - Contractor returns on May 5
- Proof of Concept – Cottage Community
 - Two structures (1 bedroom, 2 bedroom)
 - Approvals
 - DelDOT, Building Code
 - Positive media coverage
- Pump Station Rehabilitation
 - Notice to Proceed executed April 24
 - Anticipated start June 9
 - 120-day contract
 - Anticipated finish October 7
- Sussex Central Drive
 - Rehabilitation completed
 - Primary Avenue to West Market Street

General Items

- Upcoming Events
 - Georgetown Bike/Ped Workshop: Tuesday, April 29, 4:30 PM – 6:30 PM, Georgetown Public Library
 - Sussex County Association of Towns: Wednesday, May 7, 5:30 PM, Bridgeville
 - Sussex County Association of Towns Steering Committee: Friday, May 9, 9:00 AM, First State Community Action Agency
- Legislative Update
 - General Assembly on Spring Recess
 - Bill Tracking (updated 04-28-25)

B. PUBLIC WORKS SUPERINTENDENT – ERIC RUST

Public Works

- Street sweeper is in the shop for service, it had 2 blown head gaskets, and should be back on road soon
- Serviced several police and public works vehicles and equipment
- Had pre-construction meeting for new salt barn on March 26, work to begin soon
- Mulching of all Town properties done
- Routine maintenance, grass cutting, trash, bike trail, emptied cigarette butt containers, and parking meters
- We have put out over 2 tons of cold patch to fill potholes
- Assisted with sidewalk and C/O inspections

Wastewater

- Lagoon Depths
 - Large Lagoon 11' / Small Lagoon 5.25'
- Influent flows January through March 2025
 - 63.18 MG
- Effluent flows January through March 2025
 - 55.32 MG
- Hopkins Construction has done a walk through of all stations included in upgrade, work to begin soon
- New flow meter for Sussex Central High School has been installed, programming scheduled for 5/2
- Updating pump station data spreadsheet for DBF, once complete we will schedule to begin pump station inspections
- Repaired ARV at intersection of Vaugh Road and Ennis Road

Water Department

- Started fire hydrant flushing on 4/21. Will be on going for several weeks.
- Flow testing the fire hydrants as we are flushing them for water model.
- Running DTCC and SCI water plants to test the water
- Installed a new 2-inch water line down Academy Alley
- Installed a new yard hydrant at Del Tech water plant
- Repaired bollard protecting the fire hydrant at corner of East Market Street and Albury Avenue
- Loss of water Town wide on 3/31. There was a control hub that went bad. We are in the process of getting a cellular backup alarm added to both water towers

10. PUBLIC COMMENT

Town Manager Dvornick read a notice from Perdue about a potential odor that may occur when they do their cleaning

Linda Dennis, 4 Huckleberry Drive

- Made recommendations for the GREAT Fund application process
- Commented on the monument discussion and provided a recommendation for the Circle Advisory Committee

Jon Peterson, 304 North Bedford Street

- Discussed the correlation of childhood poverty and housing and security

Adam Buczkowski, 200 South Bedford Street

- Thank you for the appointment to the GREAT Fund Committee
- Happy with the attendance tonight
- Commented on the monuments on the Circle

11. ADJOURNMENT

Motion by Councilman Barrett, seconded by Councilman Evans to adjourn at 8:16pm.

Motion Carried (unanimous)

APPROVED:



Tony Neal, 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