

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Monday, February 9, 2026
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: 829 2983 8547

Time: 7:00 PM Regular Meeting

TOWN COUNCIL PRESENT:

Bill West, Mayor
Christina Diaz-Malone, Ward One via ZOOM
Eric Evans, Ward Three
Penuel Barrett, Ward Four

STAFF PRESENT:

Eugene Dvornick, Town Manager
Stephani Ballard, Town Solicitor via ZOOM
Diana Ramirez, Administration

ABSENT:

Tony Neal, Ward Two

7:00 PM REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

Mayor West led the Pledge of Allegiance.

2. INVOCATION

Councilman Neal led the Invocation.

3. ADOPTION OF AGENDA

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

4. APPROVAL OF JANUARY 12, 2026 TOWN COUNCIL MINUTES

Motion by Councilman Evans, seconded by Councilman Barrett to approve the January 12, 2026 Town Council minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilman Evans, Ward Three

- Welcome

Councilman Barrett, Ward Four

- Good to see everyone tonight

Councilwoman Diaz-Malone, Ward One

- Thank you for attending tonight

6. FY25 AUDIT PRESENTATION

Chris Lehman, SB & Company, presented to Council an overview of the results of the Fiscal Year 2025 Financial Statements.

7. RECOMMENDATION FROM THE SUPPORTIVE HOUSING ISSUES COMMITTEE REGARDING AFFORDABLE HOUSING

Linda Dennis presented the recommendation from the Supportive Housing Issues Committee to Council regarding affordable housing.

Questions/Comments

Dennis Winzenreid

- Presented additional information on the vote from the supportive housing issues committee

Adam Buczkowski

- Commented on the need to finish the committee's process before making recommendations to Council

Eddie Wise

- Agreed that recommendations from the committee should be made after the Committee finishes their process

8. 2ND READING & ADOPTION OF ORDINANCES

A. ORDINANCE #2025-09 SIGN REGULATIONS

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to adopt Ordinance #2025-09 as presented.

Vote

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

Motion Carried (unanimous)

B. ORDINANCE #2026-01 COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND ZONING AMENDMENT FROM HIGHWAY COMMERCIAL (HC) TO URBAN RESIDENTIAL (UR1) FOR THE PROPERTIES LOCATED AT 501 AND 503 EAST MARKET STREET – SC TAX PARCELS 135-15.13-16.00 AND 135-15.13-17.00

Questions/Comments

- George M, representative from Little Living

- Spoke to clear up specific comments made on the size of the houses and what will be included in the rent
- Sue Barlow
 - Spoke in opposition to approving this zoning change
- Adam Buczkowski
 - Spoke in opposition to approving this zoning change and bringing more rental properties to Georgetown
- Dennis Winzenreid
 - Provided information on the need for affordable housing
- Councilman Barrett
 - Spoke in opposition to approving the zoning change
- Councilman Evans
 - Spoke in favor of approving the zoning change
- Judy Hill
 - Questioned how the location of Georgetown was chosen for the proposed project requesting this zoning change

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to approve Ordinance #2026-01 as presented.

Vote

Councilwoman Diaz-Malone, Ward One:	Yea
Councilman Neal, Ward Two:	Absent
Councilman Evans, Ward Three:	Yea
Councilman Barrett, Ward Four:	No
Mayor West:	Yea

Motion Carried (3 yea's, 1 nay, 1 absent)

9. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Parsons Lane Trailhead/Parking Area
 - \$190,000 Outdoor Recreation Parks and Trails Program Grant
 - Notice to Proceed – March 2026
 - 180-day contract
- Streetlighting
 - North Bedford Street – Location selected, work being scheduled
 - Old Park Avenue – Efforts with Verizon continue
 - Carolyn Street – In process
- Public Works Dump Truck
 - Delivery on January 23
 - In service immediately
- Emerging Contaminants
 - Three (3) test wells – South Railroad Avenue
 - Funded via EC Grant
 - \$105,825 (\$35,275/well)

Vehicle Disposal & Acquisition

- Disposal:
 - 7 vehicles
 - 1 ambulance
- Proceeds: \$57,000
- Uses:
 - \$6,300 Vehicle Transmission
 - \$44,000 Detective/Admin vehicle
 - \$6,700 vehicle upfitting

General Items

- State of the State
 - Thursday, January 22
 - Priorities: Education, Affordable Housing, Healthcare, and Energy
- Legislation Update
 - Joint Finance Hearings
 - Bill Tracking
- Upcoming Events
 - Supportive Housing Issues Committee: Thursday, February 12, 4:00 PM, Town Hall
 - America 250 Committee: Monday, February 16, 3:30 PM, Town Hall
 - Congressional City Conference Hill Day: Wednesday, March 18, Washington, DC

10. PUBLIC COMMENT

Sunny Gyani, 22512 Springfield Lane

- Commented on comments made earlier about affordable housing
- Commented on the need for affordable housing
- Addressed how long it takes to obtain a permit in town

Linda Dennis, 4 Huckleberry Drive

- Addressed comments made by Sunny Gyani

Jon Peterson, 304 North Bedford Street

- Presented information on Telematics regarding the Town's Fleet Management

Eddie Wise, 21502 Old Park Avenue

- Addressed comments made about "hate" in Georgetown
- Commented on affordable housing

Shelly Wise, 21502 Old Park Avenue

- Expressed concern with constituents not being heard

Mark Rogers, 5 Boisenberry Lane

- Questioned what rumors have been made about the proposed Little Living project

- Commented on comments made about “hate” in Georgetown

Faye West, 309 Franklin Street

- Addressed comments made about “hate” in Georgetown
- Stated Mayor West is not a hateful person

Angela Townsend, 20293 Ennis Road

- Spoke in opposition of the proposed little living project

Adam Buczkowski, 200 South Bedford Street

- Addressed “hate” comments and constituents’ voices not being heard

Ralph Holm, Chief of Police

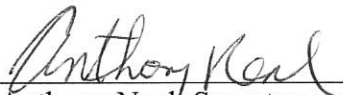
- Stated there will be four new police officers graduating the academy on February 19th

11. ADJOURNMENT

Motion by Councilman Barrett, seconded by Councilman Evans to adjourn at 8:24pm.

Motion Carried (unanimous)

APPROVED:



Anthony 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