

**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Monday, January 12, 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: 860 5514 2515

**Time:** 6:30 PM Public Hearings  
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:**

Stephani Ballard, Town Solicitor  
Diana Ramirez, Administration

**ABSENT:**

Eugene Dvornick, Town Manager

**6:30 PM PUBLIC HEARINGS**

**A. DOWNTOWN DEVELOPMENT DISTRICT RENEWAL APPLICATION.**

A proposal by the Town of Georgetown to apply for renewal of its Downtown Development District designation with the State of Delaware, to include proposed revisions to the District's boundaries.

Brian Olszak presented an overview of the application to Council.

No questions/comments.

**B. OPPORTUNITY FOR INDIVIDUAL PROPERTY OWNERS TO BE HEARD ON POSSIBLE REMOVAL OF THEIR PROPERTIES FROM THE DDD, PER THE PROPOSED REVISIONS**

None

**C. GENERAL PUBLIC COMMENT**

None

**REGULAR MEETING IMMEDIATELY FOLLOWING PUBLIC HEARING**

**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 Neal to adopt the agenda as presented. **Motion Carried (unanimous)**

**4. APPROVAL OF DECEMBER 8, 2025 TOWN COUNCIL MINUTES**

Motion by Councilwoman Diaz-Malone, seconded by Councilman Evans to approve the December 8, 2025 Town Council Minutes as presented. **Motion Carried (unanimous)**

**5. COUNCILMEMBERS COMMENTS**

Councilwoman Diaz-Malone, Ward 1

- Happy New Year

Councilman Neal, Ward 2

- Happy New Year

Councilman Evans, Ward 3

- Welcome

Councilman Barrett, Ward 4

- Good to see everyone tonight

Mayor West

- Thank you to everyone who helped put together the vigil for Cpl. Snook

**6. BOARD OF ADJUSTMENT APPOINTMENTS**

One letter of interest received from Lance Mears

Motion by Councilwoman Diaz-Malone, seconded by Councilman Barrett to appoint Lance Mears to the Board of Adjustment.

Vote:

Councilwoman Diaz-Malone, Ward 1: Yea

Councilman Neal, Ward 2: Yea

Councilman Evans, Ward 3: Yea

Councilman Barrett, Ward 4: Yea

Mayor West: Yea

**Motion Carried (unanimous)**

**7. PROPOSAL FOR DESIGN AND PERMITTING – TOWN CIRCLE BOLLARD PROTECTION - \$26,000**

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to approve the proposal for design and permitting for the town circle bollard protection at an amount not to exceed \$26,000.

Vote:

Councilwoman Diaz-Malone, Ward 1: Yea  
Councilman Neal, Ward 2: Yea  
Councilman Evans, Ward 3: Yea  
Councilman Barrett, Ward 4: Yea  
Mayor West: Yea

**Motion Carried (unanimous)**

**8. DELDOT RIGHT-OF-WAY AGREEMENT – CROSSWALK ART**

Motion by Councilman Barrett, seconded by Councilman Evans to approve the DelDOT Right-of-Way agreement for the crosswalk art as presented.

Vote:

Councilwoman Diaz-Malone, Ward 1: Yea  
Councilman Neal, Ward 2: Yea  
Councilman Evans, Ward 3: Yea  
Councilman Barrett, Ward 4: Yea  
Mayor West: Yea

**Motion Carried (unanimous)**

**9. RESOLUTION**

**A. RESOLUTION #2026-01 A RESOLUTION IN SUPPORT OF THE APPLICATION FOR A FIVE-YEAR EXTENDED DESIGNATION AS A DOWNTOWN DEVELOPMENT DISTRICT**

Motion by Councilwoman Diaz-Malone, seconded by Councilman Barrett to adopt Resolution #2026-01 as presented.

Vote:

Councilwoman Diaz-Malone, Ward 1: Yea  
Councilman Neal, Ward 2: Yea  
Councilman Evans, Ward 3: Yea  
Councilman Barrett, Ward 4: Yea  
Mayor West: Yea

**Motion Carried (unanimous)**

**10. 1<sup>ST</sup> RADING OF ORDINANCE**

**A. ORDINANCE #2025-09 SIGN REGULATIONS**

Town Solicitor Ballard stated what was changed in the Ordinance.

No action at this time.

**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**

No questions/Comments posed from Council

Comments from Public:

- Adam Buczkowski, 200 South Bedford Street
  - Commented on having affordable housing for first time homebuyers.

No action at this time.

**11. 2<sup>ND</sup> READING & ADOPTION OF ORDINANCE**

**A. ORDINANCE #2025-07 COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND ZONING AMENDMENT FROM URBAN RESIDENTIAL (UR1) TO URBAN BUSINESS (UB1) FOR THE PROPERTIES LOCATED AT 3 AND 7 PARSONS LANE, SUSSEX COUNTY TAX MAP AND PARCEL 135-15.17-121.00 AND 135-15.17-122.00**

Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to adopt Ordinance #2025-13 as presented.

Vote:

Councilwoman Diaz-Malone, Ward 1:	Yea
Councilman Neal, Ward 2:	Yea
Councilman Evans, Ward 3:	Yea
Councilman Barrett, Ward 4:	Yea
Mayor West:	Yea

**Motion Carried (unanimous)**

**12. DEPARTMENTAL REPORTS**

**A. TOWN MANAGER – GENE DVORNICK**

**Project Updates**

- Public Works Salt Barn
  - Final Payment pending
  - Actively in use for storage
- Pump Station Rehabilitation
  - Big Park
    - Achieved Substantial Completion
    - Waiting for door and window installation
- Emerging Contaminants
  - Pilot plant in operation
  - Design and Construction grant funding applications submitted
- Neighborhood Access and Equity Program (FHWA)
  - \$41,000 Grant – 8 rail crossings
    - Community Engagement
    - Initial Feasibility Study
    - Project Concepts & Alternatives
  - No Project Design and Approval

### Legislative Update

- 153<sup>rd</sup> General Assembly, Second Session starts January 13, 2026
- Tracking of introduced legislation has begun

### Upcoming Events

- Town Offices Closed: Monday, January 19, in observation of Martin Luther King, Jr. Day
- Planning Commission Meeting: Wednesday, January 21, 6:00 PM, Town Hall
- Delaware League of Local Governments: Thursday, October 23, 5:30 PM, Cheswold

### **13. PUBLIC COMMENT**

Linda Dennis, 4 Huckleberry Drive

- Provided a status report on the Supportive Housing Committee

Sunny Gyani, Springfield Lane

- Commented on affordable housing

Jon Peterson, 304 North Bedford Street

- Provided information on hunger

Rick Thomas, 229 South Bedford Street

- Commented on the dirty water tower on South Bedford Street.

Angela Townsend, 20293 Ennis Road

- Commented on the proposal for tiny homes in Georgetown

Sue Barlow, 703 East Laurel Street

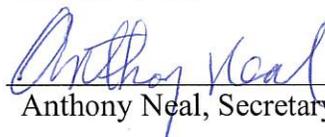
- Commented on the proposal for tiny homes in Georgetown
- Commented on the need for improvement of storefronts on North Railroad Avenue
- Commented on the need to clean the streets

### **14. ADJOURNMENT**

Motion by Councilman Barrett, seconded by Councilman Neal to adjourn at 7:19pm.

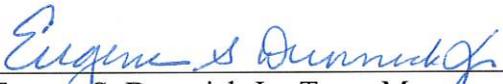
**Motion Carried (unanimous)**

APPROVED:

  
\_\_\_\_\_  
Anthony Neal, Secretary

ATTEST:

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\_\_\_\_\_  
Eugene S. Dvornick Jr., Town Manager

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