

**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Monday, July 14, 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: 829 2270 8339

**Time:** 7:00 PM Regular Meeting

**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

Stephani Ballard, Town Solicitor

Diana, Ramirez, Administration

**7:00 PM REGULAR MEETING**

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

**4. APPROVAL OF JUNE 23, 2025 TOWN COUNCIL MINUTES**

Motion by Councilwoman Diaz-Malone, seconded by Councilman Neal to approve the June 23, 2025 Town Council Minutes as presented. **Motion Carried (unanimous)**

**5. COUNCILMEMBERS COMMENTS**

Councilwoman Diaz-Malone, Ward 1

- Glad to see everyone here tonight
- Toured the Richard Allen school

Councilman Neal, Ward 2

- Thank you to everyone for coming tonight

Councilman Evans, Ward 3

- Thank you to everyone for coming tonight

Councilman Barrett, Ward 4

- Suggested forming a Committee to address homeless issues

**6. OVERVIEW OF TOWN OPERATIONS AND PROJECTS**

Town Manager Dvornick presented to Council an overview of town operations and projects.

No Questions/comments

**7. PLANNING COMMISSION APPOINTMENT**

There were two letters of interest submitted to fill the vacancy on Planning Commission.

Questions/Comments

- Councilwoman Diaz-Malone
  - Discussed the problem with not having guidelines for potential planning commission candidates
  - Town Solicitor noted the qualifications set forth in Town Code
- Adam Buczkowski, 200 South Bedford Street
  - Having open discussions with people who have different opinions is beneficial for the Town

Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to appoint Lance Mears to the Planning Commission.

Vote:

Councilwoman Diaz-Malone, Ward 1:	Yea
Councilman Neal, Ward 2:	No
Councilman Evans, Ward 3:	No
Councilman Barrett, Ward 4:	Yea
Mayor West:	No

**Motion Failed (2 yea's, 3 no)**

Motion by Councilman Evans, seconded by Councilman Neal to appoint Ira Roach to the Planning Commission.

Vote:

Councilwoman Diaz-Malone, Ward 1:	No
Councilman Neal, Ward 2:	Yea
Councilman Evans, Ward 3:	Yea
Councilman Barrett, Ward 4:	No
Mayor West:	Yea

**Motion Carried (3 yea's, 2 no)**

**8. 1<sup>ST</sup> READING OR ORDINANCE**

**A. ORDINANCE #2025-06 IMPACT FEES**

Town Manager Dvornick read an overview of Ordinance #2025-06 into the record.

This is the first reading, no action at this time.

## **9. DEPARTMENTAL REPORTS**

### **A. TOWN MANAGER – GENE DVORNICK**

#### **Project Updates**

- Sussex County Family Court Facility
  - General Trades:
    - 2<sup>nd</sup> Floor – punch list items
    - 1<sup>st</sup> Floor – finishing drywall
  - Sprinkler
    - Rough in of parking structure underway
  - Electrical
    - Lighting fixture install
    - Fire & security systems
  - Painters
    - Throughout the building
  - Site Contractor
    - Front entrance paver installation this week
  - Masonry
    - Addressing punch list items
- Street Lighting
  - Cinder Way
    - Lighting Agreement executed
- Pump Station Rehabilitation
  - Work on The Meadows and 3 Bells Pump Stations
- Asset Valuation RFP
  - Reviewed by Staff and out for bid this week
- Salt Barn
  - Foundation complete
  - Walls formed
- Circle Fountain
  - Repairs completed and back in service
  - Entering into an annual maintenance agreement

#### **Just the Facts**

- Supportive Housing
  - Protected under Federal law:
    - Fair Housing Standards Act
    - Americans with Disability Act
  - Protected under Delaware law:
    - Title 6, Chapter 46 – Fair Housing Act
    - Title 22 – Municipalities
  - Town Requirements:
    - Rental license

- Rental inspection
- Transitional Housing Task Force Report (2013)

### **General Items**

- Community Reinvestment Funding (\$27,500)
  - Sussex County Vietnam Veterans Memorial Landscaping (\$5,000)
  - Water Production and Storage Security Fencing (\$22,500)
- Upcoming Events
  - GREAT Fund Committee: Thursday, July 17, 3:30 PM
  - Circle Advisory Committee: Tuesday, July 30, 3:00 PM
- Legislative Update
  - Session ended June 30
  - Bill Tracking
- Questions/Comments posed by Council
- Council discussed forming a Committee to address Supportive Housing issues; item will be noticed and nominations discussed at next meeting

Motion by Councilman Evans, seconded by Mayor West to cancel the July 28, 2025 Town Council meeting.

### **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. PUBLIC COMMENT**

Maria Hammond, 507 North Bedford Street

- Commented on the signs on the highway asking to buy houses
- Presented to Council pictures of pedestrians not using crosswalks, bicyclists not obeying traffic laws, and loitering in Town
- Commented on pan handlers in Town

Linda Dennis, 4 Huckleberry

- Commented on the housing taskforce
- Programs providing services should be accountable
- Proliferation of housing facilities in recent years
- Questioned if Councilman Neal should have recused himself from the Planning Commission appointment vote
- Councilman Neal stated that the nominee is his nephew but does not live with him
- Solicitor clarified that it is up to the official to determine if they should recuse themselves but that typical criteria of a financial interest in the position was not present here

- Councilwoman Diaz-Malone added that the other candidate had a business interest related to the position

Shelly Wise

- Discussed how great the Town used to be when she was growing up and stated a change needs to be made to make our Town better.

Judy Hill, 100 West North Street

- Addressed the comments made about the Classic Motel and is concerned about the children there

Mark Rogers, 5 Boisenberry

- Commented on the Planning Commission appointment and thanked Councilwoman Diaz-Malone for doing her homework before making a decision.
- Commented on the number of Police Officers in Georgetown
- Commented on a Code Enforcement issue at a property on Little Lankford Lane

#### 11. ADJOURNMENT

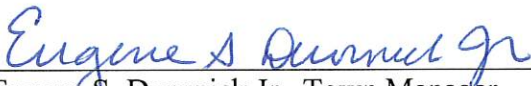
Motion by Councilman Barrett, seconded by Councilman Neal to adjourn at 8:05pm.

**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\**