

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Monday, March 24, 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 5293 9286

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
Penuel Barrett, Ward Four

STAFF PRESENT:

Eugene Dvornick, Town Manager
Diana Ramirez, Administration
Ralph Holm, Chief of Police

ABSENT:

Eric Evans, Ward Three
Stephani J. Ballard, Town Solicitor

6:45 PM PUBLIC HEARING

A. CASE #2024-23 SUSSEX PINES ZONING AMENDMENT

An application by David Hutt with Morris James, LLP., on behalf of Gateway Developers, LLC., for an official zoning map amendment of 16 parcels from Neighborhood Residential District (UR3) to Urban Residential District (UR1). The properties are located at the intersection of Zoar and Sussex Pines Road, identified as SC Tax District 135 Map 23.00 Parcels 20.00 through 20.03 & Map 20.00 Parcels 482.00 through 493.00.

David Hutt presented an overview of the zoning amendment to Council.

- Questions/Comments posed from Council
- Questions/Comments posed from the public
 - Adam Buczkowski, 200 South Bedford Street
 - Spoke in opposition of the project
 - Glenda Scott
 - Commented on the growth of neighborhoods in Town

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

4. APPROVAL OF MARCH 10, 2025 TOWN COUNCIL MINUTES

Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to approve the March 10, 2025 Town Council Minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilwoman Diaz-Malone, Ward 1

- Commented on emergency services in Town

Councilman Neal, Ward 2

- Commented on the information discussed about the emergency services in Town

Councilman Barrett, Ward 3

- Discussed emergency services in Town.

Mayor West

- Commented on helping the Ambulance service in Town

6. ADOPTION OF ANNUAL TAX ASSESSMENTS

Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to adopt the FY 2026 tax assessments as presented. **Motion Carried (unanimous)**

7. 2ND READING & ADOPTION OF ORDINANCE

A. ORDINANCE #2025-01 RENTAL DWELLING UNIT INSPECTION FEES

Motion by Councilwoman Diaz-Malone, seconded by Councilman Neal to adopt Ordinance 2025-01 as presented. **Motion Carried (unanimous)**

8. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Sussex County Family Court Facility
 - Site Work
 - Work minimized until more area becomes available
 - Market Street wall construction in process
 - Parking garage punch list continues
 - General Trades
 - 3rd floor – miscellaneous finish work continues
 - 2nd floor – drywall finishing up
 - 1st floor – Phase 2 drywall continues
 - Masonry

- Clocktower work resumed
 - Windows
 - All windows completed
- Public Works Salt Barn
 - Contract Award documents executed
 - Preconstruction meeting being scheduled
- Roadway Rehabilitation
 - South Alley and South Lane Completed week of March 17
 - West Pine Street to West Market Street
- Police/Public Works Facility
 - Architectural and Civil Engineer contracts being finalized
 - Finalizing 'Coming Soon' sign design
- East Market Street Railroad Crossing Safety Improvements
 - Anticipated start April 8, completion April 17
 - Expect lane and shoulder closures during this project

2025 Annual Municipal Election

- Notice of Solicitation of Candidates for Wards 1 and 2
- Candidate Filing Deadline is Thursday, April 17, 2025
- Municipal Election – Saturday, May 10, 2025
 - Polls open 8:00 AM to 6:00 PM

General Items

- Upcoming Events
 - FY 2026 Budget Workshop: Wednesday, March 26, 5:00 PM, Town Hall
 - Delaware League: Thursday, March 27, 5:30 PM, Cheswold
 - Sussex County Association of Towns: Wednesday, April 2, 5:30 PM, Milford
 - Legislative Breakfast: Friday, April 4, 9:00 AM, Georgetown CHEER
 - Town Council-Planning Commission Workshop: Thursday, April 10, 5:00 PM, First State Community Action Agency
- Legislative Update
 - Joint Finance Hearings
 - Bill Tracking
- Questions/Comments posed from Council

B. CHIEF OF POLICE – RALPH HOLM

- Personnel Organizational Chart
- Employment Updates
 - Recruitment
 - Strategies
- New Police Facility
 - Layout design
 - Cameras, Access, IT
- Georgetown Activity Comparison (2024 vs. 2025)

- Incidents, Robberies, Assaults, Burglaries, Fugitives Apprehended
- Crash Data
- Calls for Service

- Questions/Comments posed from Council

9. PUBLIC COMMENT

Adam Buczkowski, 200 South Bedford Street

- Commented on the section of the code regarding UR1 Zoning
- Praised the Chief of Police and his Officers

10. ADJOURNMENT


Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to adjourn at 7:54pm. **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