

**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Monday, May 23, 2022  
**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: 896 4447 7782

**Time:** 6:30 PM Public Hearings  
6:45 PM Public Hearing  
Regular Meeting Immediately Following Public Hearings

**TOWN COUNCIL PRESENT:**

Bill West, Mayor  
Christina Diaz-Malone, Ward One  
Sue Barlow, Ward Two  
Angela Townsend, Ward Three  
Penuel Barrett, Ward Four

**STAFF PRESENT:**

Eugene S. Dvornick Jr., Town Manager  
Stephani J. Ballard, Town Solicitor  
Ralph Holm, Chief of Police

**6:30 PM – PUBLIC HEARINGS**

**A. CASE #2021-19 American Legion Post #8 Conditional Use Application**

*An Application by American Legion Sussex Post #8, for Conditional use approval to convert a single-family residential structure to an office and meeting hall, at 12 Swain Avenue, identified as Sussex County Tax Map ID 135-14.20-23.00, zoned Urban Residential District (UR1).*

David Tidwell, presented an overview of the application on behalf of the American Legion.

There were no questions/comments.

Record will stay open for 14 days. No action at this time.

**B. CASE #2021-29 Georgetown Medical Center Phase 3 Conditional Use Application**

*An application by Coastal Venture, LLC, for Conditional use approval to construct three 6000 (+/-) square foot medical buildings at 410-424 Old Laurel Road, identified as Sussex County Tax Map ID 135-19.00-72.02, zoned Multi-Family Residential District (MR1)*

Rachel Bleshman, Attorney at Sergovic Carmean Weidman McCartney & Owens, P.A., and Brock Parker, Engineer with Parker & Associates, presented the conditional use application on behalf of Coastal Venture, LLC.

There were no questions/comments.

Record will stay open for 14 days. No action at this time.

## **6:45 PM – PUBLIC HEARING**

### **A. Alleyway Abandonment**

#### **Strawberry Alley from South Alley to South Lane**

Town Manager Dvornick presented an overview of the Alleyway Abandonment of Strawberry Alley from South Alley to South Lane.

There were no questions or comments.

Record will stay open for 14 days. No action at this time.

## **REGULAR MEETING IMMEDIATELY FOLLOWING PUBLIC HEARINGS**

### **1. PLEDGE OF ALLEGIANCE**

Town Manager Dvornick led the Pledge of Allegiance.

### **2. INVOCATION**

Mayor West led the Invocation.

### **3. ADOPTION OF AGENDA**

Councilwoman Townsend requested to amend the agenda by adding Item #4-A Introduction of New Police Officers.

Motion by Councilwoman Townsend, seconded by Councilman Barrett to amend the agenda as requested. **Motion Carried (unanimous)**

Motion by Councilman Barrett, seconded by Councilwoman Barlow to adopt the agenda as amended. **Motion Carried (unanimous)**

### **4. APPROVAL OF MAY 9, 2022 TOWN COUNCIL MINUTES**

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to approve the May 9, 2022 Town Council minutes as presented. **Motion Carried (unanimous)**

### **A. INTRODUCTION OF NEW POLICE OFFICERS**

Chief Holm introduced the new four new Police Officers that will be graduating the academy this Friday, May 27<sup>th</sup>.

The four new Police Officers are Michael Harmon, James Bowen, Cody Leppert, and John Thomas.

### **5. COUNCILMEMBERS COMMENTS**

#### **Ward One, Councilwoman Diaz-Malone**

- No Comment

Ward Two, Councilwoman Barlow

- Thank you to Georgetown-Millsboro Rotary for the display of American Flags on our Circle. Special thanks to my neighbor, Dan Tabler.
- We need better communication

Ward Three, Councilwoman Townsend

- Requested update on Rental Inspections
- Questions about Town Manager's evaluation for 2021.
- Expressed concerns about politicking from non-residents in municipal elections.
  - Comments made from Councilwoman Diaz-Malone in opposition to this suggestion.

Ward Four, Councilman Barrett

- Hometown Heroes section on Town website is currently down
- We have received 16 Hometown Heroes applications so far

**6. PROCLAMATION – NATIONAL COMMUNITY ACTION MONTH**

Town Manager Dvornick read the National Community Action Month Proclamation into the record.

**7. DISCUSSION OF REZONING REQUEST AND CORRESPONDENCE FROM APPLICATION COUNSEL REGARDING TRAFFIC IMPACT AND REQUEST FOR RECONSIDERATION; PARCEL 135-19.00-30.16, ORDINANCE #2022-04**

Peter Yingst, Associate Attorney with Tarabicos, Grosso & Hoffman, LLP, spoke on behalf of the developer Angela Tsionas with Tsionas Management, to ask the Council to reconsider the traffic impact study request made following the first reading of Ordinance #2022-04 at the May 9<sup>th</sup> Town Council meeting. A TIS is not necessary because this is a downzoning, with fewer trips and also this is not a relevant factor at the rezoning stage.

- Questions/Comments posed from Council

Motion by Mayor West, seconded by Councilwoman Diaz-Malone to move forward with rezoning Parcel 135-19.00-30.16 as requested by the applicant as set forth in Ordinance #2022-04.

**Vote:**

Councilwoman Diaz-Malone, Ward 1:	Yea
Councilwoman Barlow, Ward 2:	Nay
Councilwoman Townsend, Ward 3:	Nay
Councilman Barrett, Ward 4:	Nay
Mayor West:	Yea

**Motion Failed (2 yea's, 3 nay's)**

Town Solicitor asked Council to clarify that rezoning request was still pending after this vote, given the pending traffic study issue. Request from Peter Yingst to allow reconsideration after traffic study is addressed.

Mayor West asked Council to vote Yea or Nay to allow reconsideration of this rezoning after a traffic study is provided.

**Vote**

Councilwoman Diaz-Malone, Ward 1:	Yea
Councilwoman Barlow, Ward 2:	Yea
Councilwoman Townsend, Ward 3:	Yea
Councilman Barret, Ward 4:	Yea

**Vote Carried (unanimous)**

**8. DISCUSSION OF TOWN CODE – CHAPTER 119, FOOD VENDORS AND FOOD TRUCKS**

Town Manager Dvornick provided an overview of the request from the May 9<sup>th</sup> Town Council meeting to have this discussion tonight allowing for restaurant owners and food truck vendors to get together and come up with a solution.

**Questions/Comments**

- Michael Oxbrough, Owner of Café on The Circle
  - Stated he was not notified about a meeting with restaurant owners and food truck vendors
  - Provided a petition signed by 12 businesses in Town in favor of banning food trucks.
  - Provided a few recommendations for possible modifications to the Ordinance
  - Asked Council to make a decision tonight
  - Town Solicitor Stephani Ballard explained that legally any change to the existing Ordinance has to be done through Ordinance that will take at least two readings
- Mr. Gallo, Aspiring Food Truck Owner
  - Spoke in favor of allowing food trucks in Town
- Discussion amongst Council to come up with a solution to modify Chapter 119

Suggestion made by Councilman Barrett to ban food trucks throughout Town with the exception of special events and private property. Town Solicitor and Town Manager to work on a draft.

First reading of a draft ordinance will be on the next Town Council agenda.

## 9. DEPARTMENTAL REPORTS

### A. TOWN MANAGER – GENE DVORNICK

#### Project Updates

- Front Street & Wagamon Avenue
  - Work to begin Tuesday, May 31, 2022
  - Roadway rehabilitation will follow concrete work
- South Race Sidewalk
  - Concrete work will follow Front Street and Wagamon Avenue work
- Water Main & Service Lines – Pending
  - Test pitting along East Market (Green Alley & Parson Lane) – Verify utilities
  - Concrete collars to be place around all valve box installations
- Route 113 and SR 18/404 Grade Separated Intersection
  - DelDOT seeking permanent easement – Bridgeville Road & Burger King Road
  - June 23 Agenda

#### General Items

- FY 2023 Bond Bill (Community Reinvestment Funds) Submission
  - Bathroom Remodeling (Police) - \$42,000
  - Pedestrian Crossing (Public Works) - \$44,000
  - Salt Barn Engineering (Public Works) - \$75,000
- Upcoming Events
  - Delaware League of Local Governments: Thursday, May 26, 6:00 PM, Dover
  - Memorial Day Service: Sunday, May 29, 1:30 PM, The Circle
  - Town Offices Closed: Monday, May 30, in observance of Memorial Day
  - Sussex County Association of Towns: Wednesday, June 1, 6:00 PM, hosted by Millville
  - Sussex County Association of Towns Steering Committee: Friday, June 3, 9:00 AM, First State Community Action Agency
  - Community Clean Up: Saturday, June 11, 8:00 AM, Town-wide
- Miscellaneous
  - Legislative Update

#### ARPA Encumbrances

Project	Obligated	Vendor	Description	TC Approved
Biolac	\$171,875.00	Parkson Corporation	Biolac Repairs/Nozzles/Biofuser Replacement, Barge Purchase	September 8, 2021
SCI Elevated Sotrage	\$88,500.00	Davis, Bowen & Friedel Inc	Preliminary Engineering	September 22, 2021
PS Rehabilitation	\$51,000.00	Beacon Engineering	Preliminary Engineering	September 22, 2021
Pooled Lawyer	\$16,332.50	Barnes \$ Thornberg	Lawyer	October 13, 2021

Flygt Pump (Wastewater)	\$15,427.00	Xylem	Submersible Pump (Cedar Lane)	October 27, 2021
Springboard Collaborative	\$500,000.00	Sub-recipient	Pallet Shelters	May 9, 2022
<b>Total Encumbered</b>	<b>\$843,134.50</b>			

- Code Enforcement Key Performance Indicators
- Planning & Zoning Key Performance Indicators
- FY 2022 Operating Budget Key Performance Indicators

- Questions/Comments posed from Council

#### **B. CHIEF OF POLICE – RALPH HOLM**

- Organization Chart
- Overview of GPD objectives
- Recruiting police officers
- Future of Georgetown Police Department
  - New uniforms, motorcycle unit, bicycle unit, trikke mobility, new police station
- Records in the Downtown Development District from March 23 to May 22
- Comparison of activity in Georgetown from 2022 and 2021.
- Crash data comparison
- E-ticket citation comparison
- Calls for service comparison
- Community Events in Town
- Questions/comments posed from Council

#### **10. PUBLIC COMMENT**

Jon Peterson, 304 North Bedford Street

- Spoke in favor of food trucks
- Shared his opinion on the local restaurant Café on The Circle

Sunny Gyani, Park Avenue

- Congratulations to Mayor West on being re-elected
- Suggested Town Manager and Town Staff be more generous with sharing information in a timely manner

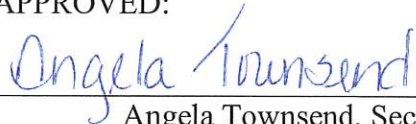
Clayton Townsend, 20293 Ennis Road

- Shared concerns from a restaurant in Georgetown Plaza about the current traffic situation


## 11. ADJOURNMENT

Motion by Councilwoman Townsend, seconded by Councilwoman Barlow to adjourn at 8:40pm. **Motion Carried (unanimous)**

APPROVED:

  
\_\_\_\_\_  
Angela Townsend, 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\**