

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Monday, October 13, 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: 863 6987 7258

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
Eric Evans, Ward Three
Penuel Barrett, Ward Four

STAFF PRESENT:

Eugene Dvornick, Town Manager
Stephani Ballard, Town Solicitor Via Zoom
Diana Ramirez, Administration

6:45 PM PUBLIC HEARING

- A. CASE #2024-10-1 PENN'S GRANT A – SC TAX PARCEL 135-14.00-34.00**
I. COMPREHENSIVE PLAN AMENDMENT: FUTURE LAND USE MAP
II. REZONE APPLICATION

An application by Davison Realty, Inc., requesting the following: (1) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map for a 0.191 +/- acre portion of a 24.64 +/- acre parcel from Multi-Family-Residential to Commercial and for a 1.2 +/- acre portion of that same 24.64 +/- acre parcel from Commercial to Multi-Family Residential, identified as SC Tax Parcel 135-14.00-34.00, and (2) an official zoning map amendment of a 0.191 +/- acre portion of a 24.64 +/- acre parcel from Townhouse Residential (MR2) to Highway Commercial (HC), and for a 1.2 +/- acre portion of that same 24.64 +/- acre parcel from Highway Commercial (HC) to Townhouse Residential (MR2). The property is located at 20304 Dupont Boulevard, identified as SC Tax Parcel 135-14.00-34.00, split-zoned Townhouse Residential /Highway Commercial (MR2/HC)

Doug Liberman, Larson Engineering, presented to council the comprehensive plan amendment future land use and rezone application

No questions/comments

- B. CASE #2025-16 PENN'S GRANT B – SC TAX PARCEL 135-14.00-34.01**
I. COMPREHENSIVE PLAN AMENDMENT: FUTURE LAND USE MAP
II. REZONE APPLICATION

An application by Davison Realty, Inc., requesting the following: (1) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map for a 1.326 +/- acre portion of a 6.295 +/- acre parcel from Commercial to Multi-Family Residential, and (2) an official zoning map amendment of a 1.326 +/- acre portion of a 6.295 +/- acre parcel from Highway Commercial (HC) to Townhouse Residential (MR2). The property is located at 20352 Dupont Boulevard, identified as SC Tax Parcel 135-14.00-34.01, zoned Highway Commercial (HC)

Doug Liberman, Larson Engineering, presented to council the comprehensive plan amendment future land use and rezone application

No questions/comments

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

Item #7 Bond Reduction – Isaacs Farm removed from Agenda.

Motion by Councilman Barrett, seconded by Councilman Evans to remove item #7 from the agenda and adopt the agenda as amended. **Motion Carried (unanimous)**

4. APPROVAL OF SEPTEMBER 8, 2025 TOWN COUNCIL MINUTES

Motion by Councilman Neal, seconded by Councilman Evans to approve the September 8, 2025 Town Council Minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilwoman Diaz-Malone, Ward 1

- Good Evening

Councilman Neal, Ward 2

- Glad to see everyone here tonight

Councilman Evans, Ward 3

- Welcome

Councilman Barrett, Ward 4

- Nice to see everyone here tonight
- Shared information related to an ethics complaint made against him
- Requested the process for submitting an ethics complaint be added to the Town website

Mayor West

- No Comment

6. BID AWARDS

A. PARSONS LANE TRAILHEAD/PARKING AREA

Recommendation from Town Engineer to award the base bid to Thompson & Sons Contracting, Inc in the amount of \$491,173.00.

Motion by Councilwoman Diaz-Malone, seconded by Councilman Neal to approve the recommendation to award the base bid to Thompson & Sons Contracting in the amount of \$491,173.00.

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)

B. WASTEWATER TREATMENT FACILITY EVALUATION

Recommendation from Town Engineer to award the project to Cushman and Wakefield in the amount of \$21,000.00.

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to approve the recommendation to award the project to Cushman and Wakefield in the amount of \$21,000.00.

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. BOND REDUCTION – ISAACS FARM

Removed from Agenda

8. 1ST READING OF ORDINANCES

A. ORDINANCE #2025-08 SLEEPING IN THE CIRCLE AND PARKLANDS

Town Manager Dvornick read an overview of Ordinance #2025-08 Sleeping in the Circle and Parklands.

- Questions/Comments posed by Council

This is the first reading. No action at this time.

B. ORDINANCE #2025-10 GREAT FUND

Town Manager Dvornick read an overview of Ordinance #2025-10 GREAT Fund.

- Questions/Comments posed by Council

This is the first reading. No action at this time.

9. RESOLUTIONS

A. RESOLUTION #2025-06 A RESOLUTION IN SUPPORT OF TECHNICAL ASSISTANCE FOR ZONING & LAND USE REFORM

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

- Questions/Comments posed by Council and the public

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to adopt Resolution #2025-06 as presented.

Vote:

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

Motion Carried (3 yea's, 2 No)

10. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Sussex County Family Court Facility
 - ADA Corrections
 - A/V Installation
 - X-Ray and Mag equipment
 - Signage
 - Inspections
 - Temporary CO received October 9
 - Final CO anticipated November 6
 - DNREC Final
 - OSFM Final
 - Elevator Final
 - Tenant Move In
 - Starts October 17
- Pump Station Rehabilitation
 - Completed

- The Meadows, Three Bells, Health Unit
 - Blowers – Gordy Street & Stevenson Lane
- In Process
 - Big Park
- Change Orders
 - Fence Replacement - + \$9,490
 - Thirty (30) Day Extension - +\$0.00
 - Additional Black Top - + \$13,090
- General Items
 - Upcoming Events
 - America 250 Committee: Tuesday, October 14, 3:30 PM, Town Hall
 - Downtown Development District Open House: Tuesday, October 14, 5:00 PM, Town Hall
 - Planning Commission Meeting: Wednesday, October 15, 6:00 PM, Town Hall
 - Supportive Housing Issues Committee: Thursday, October 16, 4:00 PM, Town Hall
 - 5th Annual Community Clean Up: Saturday, October 18, 9:00 AM, First State Community Action Agency
 - Legislative update
 - In recess

11. PUBLIC COMMENT

Town Manager Dvornick read two pieces of correspondence into the record

Maria Hammond, 507 North Bedford Street

- Spoke in opposition of the tiny houses project on East Market Street
- Shared her interactions with the people in charge of the pallet village and provided copies of her questions she asked them

Tyler Scott

- Commented on a conversation he had with Mayor West about the homeless situation.
- Commented on the homeless situation in Town

Michelle Burrows, Atlantic Family Physicians Representative

- Commented on the homeless situation by their office

Shelly Wise, 21502 Old Park Avenue

- Commented on the homeless situation in Town

Eric Romero, Georgetown Resident

- Commented on the homeless situation in Town

Senator Brian Pettyjohn, 3 Cinder Way

- Commented on the homeless situation in Town

Bo Shockley, Old Park Avenue

- Commented on the homeless situation in Town

Jon Peterson, 304 North Bedford Street

- Stated he has never had a problem with homeless people while walking the streets to attend the Council meetings

Eddie Wise, 21502 Old Park Avenue

- Commented on the homeless situation in Town

Jim Lye, 22127 Lewes Georgetown Highway

- Commented on a police pursuit of a homeless person driving a car that crashed into my yard

Dennis Winzenreid, 23365 Old Park Avenue

- Stated the Supportive Housing Committee is open to suggestions from the community

Mark Rogers, 5 Boisenberry Lane

- Commented on the homeless situation in Town

Sunny Gyani, Springfield Lane

- Commented on the need for affordable housing in Town

Charlie Koskey, Old Park Avenue

- Commented on the vandalism to his jewelry shop

Linda Dennis, 4 Huckleberry Drive

- Commented on the homeless situation in Town

Adam Buczkowski, 200 South Bedford Street

- Invited the public to attend the Supportive Housing Issues Committee meeting

Sue Barlow, 703 East Laurel Street

- Spoke in opposition of the tiny houses project on East Market Street

Clayton Townsend, 20293 Ennis Road

- Commented on an interaction they had with a homeless person in Town

Angela Townsend, 20293 Ennis Road

- Apologized for her support for the Pallet Village during her time on Council
- Commented on the homeless situation in Town

Judy Lawson, North Front Street

- Commented on an interaction she had with the Shepherds Office

Kim Wills, Milford Resident

- Commented on what her committee in Milford does to help their homeless population

Robin Esham, 305 North Front Street

- Commented on the homeless situation in Town

James Baxter, Baxter Farms

- Commented on the wastewater effluent on his farm, and the things his family finds clogging the irrigation nozzles
- Commented on the homeless situation in Town

Curt Dennis

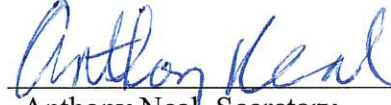
- Commented on the presence of Police needed in Town

12. ADJOURNMENT

Motion by Councilman Evans, seconded by Councilman Neal to adjourn at 8:52pm.

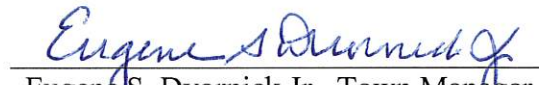
Motion Carried (unanimous)

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