

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Monday, October 27, 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: 847 7214 4825

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:

Stephani Ballard, Town Solicitor
Diana Ramirez, Administration

ABSENT:

Eugene Dvornick, Town Manager

6:45 PM PUBLIC HEARING

A. ORDINANCE 2025-07 ARTICLE VI, UR1 URBAN RESIDENTIAL DISTRICT, 230-25 PERMITTED USES, ADDING A NEW PERMITTED USE, COTTAGE HOUSING DEVELOPMENT; AND ARTICLE VIII, AREA LAYOUT, 194-36 LOTS, AMENDING FRONTAGE AND ACCESS REQUIREMENTS FOR COTTAGE HOUSING DEVELOPMENTS

Brian Olszak, Community Development Director, presented to Council an overview of Ordinance 2025-07 Cottage Housing.

A representative from Little Living, and several members of their board provided background information on their potential project and spoke on the demand for affordable housing in Georgetown.

- Questions/Comments posed by Council
- Questions/Comments posed by the public

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

Recommendation made to remove item #7 Board of Adjustment Appointments as no letters of interest were received.

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

4. APPROVAL OF OCTOBER 13, 2025 TOWN COUNCIL MINUTES

Motion by Councilman Barrett, seconded by Councilman Evans to approve the October 13, 2025 Town Council Minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilman Neal, Ward 2

- Thank you for coming tonight

Councilman Evans, Ward 3

- Commented on misinformation brought up at the last Council meeting
- Thank you to Georgetown Police Department on their job well done at the “No Kings” event on The Circle

Councilman Barrett, Ward 4

- Commented on the pallet village and suggested possible changes to make

Councilwoman Diaz-Malone, Ward 1

- No Comment

Mayor West

- No Comment

6. TOWN SOLICITOR COMMENTS REGARDING CODE OF ETHICS AND PROCEDURES

Responded to comments made at the previous Town Council meeting regarding the Code of Ethics and procedures, and the Town Solicitor’s role.

- Stated she was not one of the attorneys paid by the Town in connection with the Ethics Commission hearing, which originated with a citizen complaint
- The presence of two attorneys is standard practice – one presents the case and one advises the Commission
- Clarified the presenting attorney does not represent the complaining party
- Clarified that her job as Town Solicitor is to provide advice to the Council as a whole, in the best interest of the Town. The Solicitor does not control the client’s actions or direct the votes of any Council member. It is the Solicitors job to assist Council with understanding the legal issues that come before them
- As to Ethics, each Councilmember is differently situated as to potential conflicts, and is responsible for his or her compliance with the Code of Ethics.

- If asked and given details about a situation, the Solicitor can and will advise a Councilmember as to Code of Ethics, but again cannot direct the Councilmember's vote. It would be inappropriate for the Solicitor to challenge the ethics of a Councilmember
- Advised she was not asked for opinion or advice prior to the actions which were the subject of the recent hearing
- Questions/Comments from Councilman Barrett and Councilwoman Diaz-Malone

7. BOARD OF ADJUSTMENT APPOINTMENTS

Item removed from agenda.

8. 1ST READING OF ORDINANCES

A. ORDINANCE #2025-11 COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND ZONING AMENDMENT 135-14.00-34.00

Town Solicitor provided an overview of the Ordinance.

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

B. ORDINANCE #2025-12 COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ZONING AMENDMENT 135-14.00-34.01

Town Solicitor provided an overview of the Ordinance.

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

9. 2ND READING & ADOPTION OF ORDINANCES

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

Motion by Councilman Evans, seconded by Mayor West to adopt Ordinance #2025-08 as presented.

Vote:

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

Motion Carried (3 yea's, 1 no, 1 abstain)

B. ORDINANCE #2025-10 GREAT FUND

Motion by Councilman Barrett, seconded by Councilman Evans to adopt Ordinance #2025-10 as presented.

Vote:

Councilman 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. DEPARTMENTAL REPORTS

A. PUBLIC WORKS SUPERINTENDENT – ERIC RUST

Public Works

- Set up stage and cattle gates for many events town wide
- Repaired damage to circle caused by the two auto accidents
- Replaced or repaired signs around town
- Used 2 tons of cold patch to fix areas around town
- Installed lock boxes on electric outlets in the Circle
- Put up 25 ‘No Bikes on Sidewalk’ signs and painted stencils on sidewalks
- Planted 37 trees along University Drive

Water Department

- A C Schultz mechanically redeveloped Well 2R and installed spare pump and motor
- Cleaned out clear wells at Kings Street water plant
- Sensaphone, cell back-up, was installed on water towers
- Transducer at King Street clear Well 2 was replaced
- Scada pack S1 was replaced
- PFAS Pilot and Instrumentation installed at South Railroad water plant

Wastewater

- Lagoon Depths
 - Large Lagoon 5.5’
 - Small Lagoon 6.75’
- Influent flows January through September 2025
 - 222.71 MG
- Effluent flows January through September 2025
 - 214.91 MG
- Pump 1 at Del-Tech went bad, sent it to Hills electric for repair. Ordered new pump and installed in, when we get the one back from Hills it will be the spare
- Replace pump 1 at Georgetown Plaza with spare pump and replaced starter
- CES cleaned out wet well at Georgetown Plaza

11. PUBLIC COMMENT

Wanda Burton, 405 North Bedford Street

- Commented on the recent accidents on the circle

Linda Dennis, 4 Huckleberry Drive

- Commented on the conflict-of-interest discussion from earlier in the meeting

Adam Buczkowski, 200 South Bedford Street

- Commented on the recent accidents on the circle
- Thank you for passing the Ordinance to stop sleeping on the circle

Mark Burton, 601 East Laurel Street

- Commented on the cottage community

Dennis Winzenreid, 23365 Park Avenue

- The Circle Advisory Committee has made their recommendations

Mike Wyatt, 703 East Market Street

- Commented on the cottage community

Jon Peterson, 304 North Bedford Street

- Spoke in favor of the cottage community and the pallet village

Shelly Wise, 21502 Park Avenue

- Shared her recent experiences with the homeless community

Pat Gordon, 44 Bramhall Street

- Commented on what Georgetown used to be
- Commented on the cottage community

Lindsey Mears

- Commented on the pallet village and the homeless population in Town

Mark Rogers, 5 Boisenberry

- Commented on the discussion of having two lawyers present at the ethics hearing
- Commented on a code enforcement violation he received and questioned another property in Town that has an overflow of trash bags

Eddie Wise, 21502 Park Avenue

- Commented on Councilwoman Diaz-Malones mannerisms during the meeting
- Questioned why there has not been an update on the pallet village recently
- Commented on Code Enforcement violations in Town

Clayton Townsend, 20293 Ennis Street

- Thank you to Chief Holm for following up on a complaint for him
- Commented on actions taken at a Council meeting several years ago

Tammy Hardy-Kessler, 300 James Street

- Commented on being politically correct in regard to diversity
- Commented on the homeless situation in Town

Ruth Ann Spicer, 16 Cinder Way

- Thank you to Council for the new streetlight on Cinder Way

Angela Townsend, 20293 Ennis Street

- Commented on the rules for Council not engaging with the public during public comment

Maria Ramos, 211 South Front Street

- Commented on affordable housing
- Commented on the homeless situation in Town

Penuel Barrett

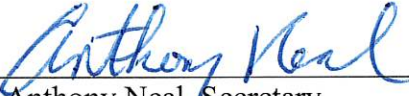
- Commented on his experience riding around Town with Code Enforcement

12. ADJOURNMENT

Motion by Councilman Evans, seconded by Councilman Barrett to adjourn at 9:15pm.

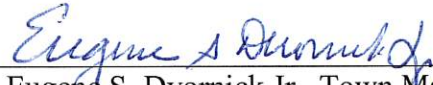
Motion Carried (unanimous)

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