

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Tuesday, August 12, 2024
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: 834 0605 4679

Time: 6:30 PM Public Hearing
Executive Session Immediately Following Public Hearing
Regular Meeting Immediately Following Executive Session

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

6:30 PM PUBLIC HEARING

A. CASE #2024-07 122 SOUTH BEDFORD STREET – CONDITIONAL USE APPLICATION

David Hutt, representing the applicant, presented an overview of the conditional use application.

Mr. Hutt provided information and background on the property in question.

Mr. Hutt referenced a few letters of support for this application.

- Questions/Comments posed from Council
 - Councilwoman Diaz-Malone
 - Please provide your tenants the most recent copy of Code Enforcement Issues in Town
 - Councilman Barrett
 - Thank you for making your property look nice
 - Mayor West
 - Do you have to put a second entrance in for the 2nd floor apartment?

The record will stay open until the next regular Town Council meeting.

EXECUTIVE SESSION IMMEDIATELY FOLLOWING PUBLIC HEARING

Town Council met in executive session for the purpose of preliminary discussions on site acquisitions for public funded capital improvements, or sales or leases of real property. 29 Del. C. §10004(b)(2)

Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to enter into executive session at 6:46pm. **Motion Carried (unanimous)**

REGULAR MEETING IMMEDIATELY FOLLOWING EXECUTIVE SESSION

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 Evans, seconded by Councilman Neal to adopt the agenda as presented.

4. APPROVAL OF JULY 8, 2024 TOWN COUNCIL MINUTES

Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to approve the July 8, 2024 Town Council Minutes as presented. **Motion Carried (unanimous)**

5. APPOINTMENT OF A CIRCLE ADVISORY COMMITTEE

Town Manager Dvornick and Mayor Bill West stated the reason to form the Circle Advisory Committee.

Proposed Committee Members

- Mark Rogers
- Dennis Winzenreid
- Chief Holm
- Gene Dvornick
- Laura Givens
- Arts and Flowers Representative
- Jane Hovington
- Charlie Koskey
- Rick Thomas

Questions/Comments posed from Council

- Councilwoman Diaz-Malone
 - Questioned the protocol for committees
- Councilman Barrett
 - Should all members live in the Town limits?
 - Town Solicitor Ballard stated there are no legal requirements that state committee members must live in Town.

Motion by Councilwoman Diaz-Malone, seconded by Councilman Evans to appoint the proposed committee members 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: Yea

Motion Carried (4 yea, 1 nay)

6. GREAT FUND COMMITTEE – FY 2024 AWARD RECOMMENDATIONS

Town Manager Dvornick presented the FY 2024 GREAT Fund Award Recommendations:

<u>Organization</u>	<u>Request</u>	<u>Award</u>
CHEER	\$ 10,000	\$ 5,000.00
Clothing Our Kids	\$ 2,000	\$ 2,000.00
Easter Seals	\$ 5,000	\$ 5,000.00
Everlasting Hope Ministries	\$ 10,000	\$ 5,000.00
First State Community Action Agency	\$ 3,000	\$ 3,000.00
Georgetown Little League	\$ 30,000	\$ 5,000.00
Georgetown Public Library	\$ 30,000	\$16,500.00
Green Beret Project	\$ 39,500	\$ 4,220.66
Historic Georgetown Association	\$ 10,000	\$ 5,000.00
La Esperanza	\$ 10,000	\$ 5,000.00
Pathways to Success	\$ 10,000	\$ 5,000.00
Primeros Pasos	\$ 5,000	\$ 5,000.00
Richard Allen Coalition	\$ 30,000	\$ 7,500.00
Sussex Central Wrestling Boosters	\$ 5,000	\$ 1,000.00
	\$199,500	\$75,720.66

- Questions/Comments Posed from Council

Motion by Councilwoman Diaz-Malone, seconded by Councilman Barrett to approve the FY 2024 GREAT Fund Award Recommendations as presented.

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. 1ST READING OF ORDINANCE

A. ORDINANCE #2024-06 FIRST TIME HOMEBUYER (REALTY TRANSFER TAX EXEMPTION)

Town Manager Dvornick presented an overview of the Ordinance.

- Questions/Comments posed from Council

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

8. 2ND READING & ADOPTION OF ORDINANCE

A. ORDINANCE #2024-05 ZONING AMENDMENT FROM MEDIUM RESIDENTIAL DISTRICT (UR2) TO PROFESSIONAL BUSINESS DISTRICT (UB3) FOR THE PROPERTY LOCATED AT 204 WEST MARKET STREET IDENTIFIED AS SUSSEX COUNTY TAX PARCEL 135-19.08-99.00

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to adopt Ordinance 2024-05 as presented.

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)

9. RESOLUTIONS

A. RESOLUTION #2024-02 PROPOSING THE ISSUANCE OF UP TO \$18,000,000 MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS IN ORDER TO FINANCE THE CONSTRUCTION OF A NEW POLICE STATION AND PUBLIC WORKS BUILDING WITHIN THE TOWN AND ESTABLISHING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

Town Manager Dvornick read the Resolution into the record.

Mayor West stated August 26th meeting will only be for the Public Hearing to see the proposed facility.

Motion by Mayor West, seconded by Councilwoman Diaz-Malone to adopt Resolution 2024-02 as presented.

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. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Sussex County Family Court Facility
 - Roofer
 - Lower roofs in process
 - Mason

- Completing East elevation
 - Started Market & Pine Street elevations
 - Windows
 - Starting on the East – Following mason
 - Mechanical
 - Ductwork & Piping – floors 2 & 3
 - Garage
 - H piles & shoring continue
 - Starting foundations – early September
- Advanced Metering Infrastructure
 - About 30 meters outstanding
 - Utilized for July 1 Billing
 - Staff using READy metering data
 - Working with H2O Analytics on Customer Interface
- Lead and Copper Inventory
 - Surveying 25 – 35 properties per day
 - Receiving Customer Surveys
 - Completion (75%) by October 2024 (currently at 48%)
- Kimmey Street & Pepper Street
 - Scheduled for Late-August
- Pump Station Rehabilitation
 - Plans are 95% complete
 - Final review under way
 - Town review and approval week of August 12

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 Storage	\$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
AMI Proposal	\$31,000.00	Davis, Bowen & Friedel Inc	Engineering Services	July 25, 2022

Main Station Upgrade	\$57,500.00	Davis, Bowen & Friedel Inc	Engineering Services	October 24, 2022
AMI Equipment Purchase	\$500,000.00	Core & Main	Initial Equipment Purchase	June 12, 2023
Total Encumbered	\$1,431,634.50			

General Items

- Community Development Block Grant
 - Allocation \$80,000 for Rehabilitation (4 homes)
- Current Open Positions
 - Maintenance 1
 - Seasonal Maintenance
- Upcoming Events
 - Planning Commission Meeting: Wednesday, August 21, 5:00 PM, Town hall
 - Delaware League of Local Governments: Summer break until September
 - Sussex County Association of Towns: Summer break until September

- Questions/Comments posed from Council

11. PUBLIC COMMENT

Adam Buczkowski, 200 South Bedford Street

- Commented on the \$18,000,000 proposal for a new Police Station

Jamie Saylor, Seaford Resident

- On behalf of the First State Community Action Agency, thank you for the GREAT Fund Award

Jane Hovington, 204 South Railroad Avenue

- On behalf of the Richard Allen Coalition, thank you for the GREAT Fund Award

Charlie Koskey, 21407 Old Park Avenue

- Thank you for appointing me to be on the Circle Advisory Committee
- Thank you for the GREAT Fund Award to the Georgetown Public Library

Linda Dennis, 4 Huckleberry Drive

- Provided some suggestions on the criteria for applications in the future
- Commented on the Resolution and the financial impact on the citizens of Georgetown

Sunny Gyani, 22512 Springfield Lane

- Thank you for expediting the 107 Depot Street project
- Commented on the Resolution

Mary Lou Barnby, Frankenberry Drive

- On behalf Arts & Flowers, thank you to Public Works for watering our flowers

Rick Thomas, 229 South Bedford Street

- Commented on the current location of Public Works

Dennis Winzenreid, 23365 Old Park Avenue

- Thank you to Richard Allen Coalition for hosting the National Night Out
- Commented on the homeless issue

12. ADJOURNMENT

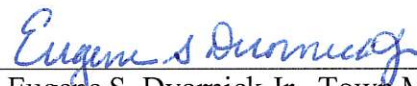
Motion by Councilman Barrett, seconded by Councilwoman Diaz-Malone to adjourn at 7:54pm. **Motion Carried (unanimous)**

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