

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Tuesday, June 10, 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: 870 4646 9146

Time: 7:00 PM Regular Meeting

TOWN COUNCIL PRESENT:

Bill West, Mayor
Christina Diaz-Malone, Ward One
Anthony 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

7:00 PM REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

Town Manager Dvornick led the Pledge of Allegiance.

2. INVOCATION

Councilman Neal led the Invocation.

3. ADOPTION OF AGENDA

Mayor West suggested adding Councilmembers Comments to item #4-A.

Motion by Councilwoman Townsend, seconded by Councilwoman Diaz-Malone to amend the agenda as requested. **Motion Carried (unanimous)**

4. APPROVAL OF MAY 28, 2024 TOWN COUNCIL MINUTES

Motion by Councilman Barrett, seconded by Councilwoman Townsend to approve the May 28, 2024 Town Council Minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilman Neal, Ward 2

- Grateful to be here tonight

Councilwoman Townsend, Ward 3

- Enjoyed her time as Councilwoman

Councilman Barrett, Ward 4

- Thank you to Angie for the time she served as Councilwoman

Councilwoman Diaz-Malone, Ward 1

- Thank you to everyone for being here tonight

6. RECOGNITION OF OUTGOING OFFICIALS

Mayor West presented Councilwoman Townsend with a token of appreciation for the time she served as Councilwoman.

Comments from Councilwoman Townsend:

- Spoke about her time on Council
- Thanked everyone who supported her run for Mayor
- Spoke about the election and stated she thought there were some discrepancies with the registered voter list and who was allowed to vote at the election
- Continued to talk about alleged issues with election
- Read a card she received into the record

7. OATH OF OFFICE

A. WARD 3

The Honorable Judge of Family Court, of the State of Delaware, Peter B Jones, officiated the Swearing in of Eric Evans for the Third ward.

“Oath of Office is incorporated as part of the minutes.”

8. BOARD OF ADJUSTMENT APPOINTMENTS

There are two vacancies for the Board of Adjustment.

One letter of interest received from Anthony Kline

Motion by Councilwoman Diaz-Malone, seconded by Councilman Barrett to appoint Anthony Kline to the Board of Adjustment.

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. PRESENTATION – FIRST STATE ALLIANCE OF RECOVERY RESIDENCES (CERTIFIED RECOVERY HOUSING)

Andrew Thurn, Executive Director of First State Alliance of Recovery Residences, (FSARR) presented to Council about his organization

- Members of the organization

- Mission Statements
- What does it mean to be a FSARR Resident?
- Four levels of support
- Certified agencies receive continuous education and support

- Questions/Comments posed from the audience and Council

10. 1ST READING OF ORDINANCE

A. **ORDINANCE #2023-13 AMENDMENT TO CHAPTER 230 ZONING, ARTICLE XV HC HIGHWAY COMMERCIAL DISTRICT, §230-104 PERMITTED USES – RETAIL MARIJUANA ESTABLISHMENT. AMENDMENT TO CHAPTER 230 ZONING, ARTICLE XVI, LI-1 LIMITED INDUSTRIAL DISTRICT, §230-110 PERMITTED USES – MARIJUANA CULTIVATION, MANUFACTURING, AND TESTING**

Town Manager Dvornick read through the changes of the Ordinance into the record.

Town Manager Dvornick stated we received nine (9) letters in opposition of the Ordinance.

Questions/Comments

- Angela Townsend
 - Spoke in opposition of the Ordinance.
 - Workshops should have taken place and residents should be allowed to vote on this
- Dennis Winzenreid
 - Spoke in favor of the Ordinance
 - I am not advocating for recreational marijuana use
 - Stated we need to regulate marijuana now so we can have control of something that is inevitably coming.
- Anthony Kline
 - Spoke in favor of the Ordinance
 - We need to get ahead with the Ordinance
 - Let our citizens decide if they want to patronize the marijuana establishments
- Councilman Barrett
 - Georgetown has a lot of mental health and addiction problems.
 - Stated this will affect our community negatively in reference to police and ambulance calls
- Councilwoman Diaz-Malone
 - Commented on the number of police calls we are already getting
 - Still weighing the pros and cons
- Councilman Evans
 - Stated a few changes that should be made to the Ordinance
 - Hours and distance need to be changed
- Mayor West

- Stated we need to regulate the issue and get ahead of it with the Ordinance
- Town Solicitor Ballard
 - Stated that the state has alcohol distance requirements from schools, churches, and businesses.
 - Any change would be a change to the draft Ordinance. Confirmed that the changes requested are the hours to change to 7am – 9pm Monday through Friday, and potentially add a distance requirement from schools, churches, and daycares.
 - Stated the changes will be made and the amended draft agenda will be on the next agenda for another 1st reading.
- Clayton Townsend
 - Spoke in opposition of this Ordinance
 - Brought up the fact that establishments similar to this have large exhaust fans and questioned if this would be happening in Town? Expressed concern with the exhaust fans and the close proximity to residential homes
- Richard Wilson
 - Spoke in favor of the Ordinance
 - I have personally seen the benefits

Motion by Councilman Evans, seconded by Councilwoman Diaz-Malone to amend the draft Ordinance to reflect the following changes, and bring the ordinance back for a first reading:

- Change the hours of operation to 9am – 8pm, Monday through Friday
- Add language for distance from schools, daycares, rehabilitation homes, and churches to a minimum of 1,000 feet

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's, 1 no)

11. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Sussex County Family Court Facility
 - Exterior metal framing work
 - South elevation framing continues
 - West elevation vapor barrier starting
 - Interior framing
 - 3rd floor (Phase 1 – 100%; Phase 2 – 95%)
 - 2nd floor – 50%
 - 1st floor layout continues
 - Exterior Masonry Work

- Started on the south and southeast elevations
 - High roof – ½ complete
 - Advanced Metering Infrastructure
 - Meter installation started April 15
 - 98% replaced – specialized meters in process
 - Georgetown North Groundwater Superfund Site
 - Vapor Intrusion finishing up
 - Groundwater sampling during July/August
 - Emerging Contaminants
 - Grant award for \$2,402,926
 - Test & analyze Town’s wells
 - Baseline emerging contaminants and co-contaminants
 - Feasibility study to identify treatment options

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

- Upcoming Events

- Juneteenth Celebration: Saturday, June 15, 11:00 AM, Richard Allen School
- Town Offices Closed: Wednesday, June 19, in observation of Juneteenth
- FY 2024 GREAT Fund Committee: Thursday, June 13, 4:30 PM
- Dog Park Committee: Thursday, June 13, 6:30 PM
- Legislative Update
 - Bill Tracking
 - 7 Legislative Days
- Questions/Comments posed from Council

12. PUBLIC COMMENT

Town Manager Dvornick stated we received a thank you note from the Georgetown Library for the support for the Children's Book Festival.

Jon Peterson, 304 North Bedford Street

- Commented on methadone clinics
- We need to stop bashing people who are trying to turn their lives around

Adam Buczkowski, 200 South Bedford Street

- Commented on the facilities for rehabilitation should be done outside of Town limits. Bringing people who are in those rehab centers to our small Town is only causing problems.

Lesia Crippens, 20006 Donovans Road

- Suggested adding some nice things to Georgetown such as a family park and nice businesses.

13. ADJOURNMENT

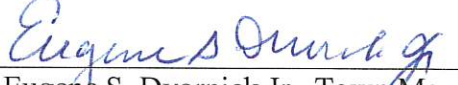
Motion by Councilwoman Diaz-Malone, seconded by Councilman Barrett to adjourn at 8:35pm. **Motion Carried (unanimous)**

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