

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Tuesday, May 28, 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: 6:30 PM Public Hearing
7:00 PM Regular Meeting

TOWN COUNCIL PRESENT:

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

STAFF PRESENT:

Eugene S. Dvornick Jr., Town Manager
Stephani J. Ballard, Town Solicitor
Diana Ramirez, Administration

ABSENT:

Eric Evans, Ward Three Elect

6:30 PM PUBLIC HEARING

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 presented an overview of Ordinance 2023-13 Regulation of Marijuana Establishments.

- Provided information on state licenses and timing
 - Retail, cultivation, manufacturing, testing
- Retail sales
 - Proposed new permitted use
 - Regulations
 - Limit of 2 within Town limits

Questions/Comments from Council

- None

Questions/Comments from Public

- Lisa Rohlfiing
 - Spoke in opposition of Ordinance 2023-13
 - Marijuana is a psychotropic drug

- Relationship between marijuana and violent behavior
- Provided several examples of how marijuana negatively affects you mentally and physically
- Addressed the alcohol comparison to marijuana that was mentioned by other residents
- Linda Dennis
 - Spoke in opposition of Ordinance 2023-13
 - Provided information on how historic Georgetown is becoming less desirable
 - Stated the homeless population has a high incidence of alcohol and drug addiction, so why would we want to facilitate the availability of these items to our population
 - Stated the Town should have a referendum on this Ordinance
- Dennis Winzenreid
 - Spoke in favor of Ordinance 2023-13
 - Stated marijuana is not a gateway drug. Most drug use starts with alcohol and nicotine. Continued to compare marijuana and alcohol use
- Jon Peterson
 - Spoke in favor of Ordinance 2023-13
 - Discussed regulation, ending costly enforcement and racial disparities, and economic benefits
- Adam Buczkowski
 - Spoke in favor of Ordinance 2023-13
 - Discussed the revenue benefits
 - Hypocritical to allow alcohol to be sold in Town and now allow retail marijuana
- Tammy Hardy-Kesler
 - Spoke in favor of Ordinance 2023-13
 - Discussed the perception of the clientele recreational marijuana stores will bring to our Town
 - The establishments can allow for the product to be safe rather than buying it from the illegal market not knowing if it is safe or not.
- Robert Oliver
 - Spoke in favor of Ordinance 2023-13
 - Smoking marijuana did not stop him from receiving an education or working in his community
- Clayton Townsend
 - Spoke in opposition of Ordinance 2023-13
 - Discussed an experience he had with a young teenager who was smoking marijuana
- Larry Rohlfing
 - Spoke in opposition of Ordinance 2023-13
 - Stated marijuana establishments will not attract future businesses to come to Georgetown
- Janice Jones

- Spoke in opposition of Ordinance 2023-13
- Discussed her concerns with marijuana in relation to the children in Town
- Angela Townsend
 - Spoke in opposition of Ordinance 2023-13
 - Provided information she read online about the negative effects of marijuana
 - Discussed shatter marijuana and its effects
- Andrea Finkbiner
 - Spoke in favor of Ordinance 2023-13
 - Personally have seen the benefits of medical marijuana
- Tony Kline
 - Spoke in favor of Ordinance 2023-13
 - Opportunities to bring businesses to Georgetown

The record will stay open until the next regular Town Council meeting at which time there will be a first reading of the Ordinance.

7:00 PM REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

Town Manager Dvornick led the Pledge of Allegiance

2. INVOCATION

Mayor West led the Invocation

3. ADOPTION OF AGENDA

Mayor West proposed removing item #6 Recognition of Outgoing Officials and adding it to the June 10th Town Council meeting.

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

4. APPROVAL OF MAY 13, 2024 TOWN COUNCIL MINUTES

Motion by Councilwoman Townsend, seconded by Councilman Barrett to approve the May 13, 2024 Town Council minutes as presented. **Motion Carried (unanimous)**

5. COUNCILMEMBERS COMMENTS

Councilwoman Diaz-Malone, Ward 1

- No Comment

Councilman Neal, Ward 2

- Grateful to be here tonight

Councilwoman Townsend, Ward 3

- Good to see everyone here tonight

Councilman Barrett, Ward 4

- Good to see everyone here tonight

Mayor West

- No Comment

6. RECOGNITION OF OUTGOING OFFICIALS

Removed from agenda

7. OATH OF OFFICE

A. WARD 4

The Honorable Judge of Family Court, of the State of Delaware, Peter B Jones, officiated the Swearing in of Penuel Barrett for the fourth ward.

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

B. MAYOR

The Honorable Judge of Family Court, of the State of Delaware, Peter B Jones, officiated the Swearing in of William West for Mayor.

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

8. ORGANIZATION OF COUNCIL

A. VICE-MAYOR

Mayor West nominated Christina Diaz-Malone for Vice-Mayor.

Motion by Councilman Neal, seconded by Mayor West to approve the nomination.

Vote:

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

Motion Carried (unanimous)

B. SECRETARY

Mayor West nominated Tony Neal for Secretary.

Motion by Councilman Barrett, seconded by Councilwoman Townsend to approve the nomination.

Vote:

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

Motion Carried (unanimous)

C. AFFIRMATION OF CODE OF ETHICS

Affirmation of the Code of Ethics was reviewed and signed by the Mayor and Council.
“Affirmation of the Code of Ethics is incorporated as part of the minutes.”

9. NATIONAL COMMUNITY ACTION MONTH PROCLAMATION

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

10. SPRINGBOARD COLLABORATIVE AND GEORGETOWN PALLET VILLAGE UPDATE

Judson Malone, Executive Director of Springboard Collaborative, provided an update on the Pallet Village

- Founded in Fall of 2020
- Initial funding in June of 2022
- Forty individuals entered the village in January 2023
- Provided demographics at the village
- 5 Rules at the Village
- Discussed services provided
- Statistics since opening provided
- We have never received funding from the Town of Georgetown for any operating costs. Our intention is to never ask the Town of Georgetown to pay for any of the operating costs.

- Questions/Comments posed from Council
 - Addressed potential concerns with food safety for donated items
 - Question regarding licensing for supportive housing in Town

11. DEPARTMENTAL REPORTS

A. TOWN MANAGER – GENE DVORNICK

Project Updates

- Sussex County Family Court Facility
 - Exterior metal framing work
 - Southeast and west elevations
- Interior framing
 - 3rd floor – 85%, 2nd floor – 25%
 - 1st floor layout
- Exterior Masonry Work
 - Flashing, brick ties, scaffolding
- High roof installation
- Mechanical ductwork & piping
 - Continues on 3rd & 2nd floor
- Advanced Metering Infrastructure
 - Meter installation started April 15
 - 1,105 meters

- Training on May 21, 2024
- Kimmey Street & Pepper Street
 - Pre-construction meeting being scheduled
- Pump Station Rehabilitation
 - Split into 3 projects
 - Each bid separately
- Community Reinvestment Fund Submission – FY 2025
 - Parson Lane Trailhead/Parking Area
 - Richard Allen School Playground
- Outdoor Recreation, Parks & Trails Grant Pre-Application
 - Parson Lane Trailhead/Parking Area
 - Richard Allen School Playground

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

- Planning Commission: Wednesday, May 15, 6:00 PM, Town Hall
- Delaware League of Local Governments: Thursday, May 23, 5:30 PM, Dover
- Town Offices Closed: Monday, May 27 in observation of Memorial day
- Town Council Meeting: Tuesday, May 28, 6:30 PM, Town Hall
- Legislative Update
 - Bill Tracking

B. PUBLIC WORKS – BOBBY FLETCHER

- Mulching of parks and all town properties completed
- All four wards weed control application has been applied to roadside curbing
- Hometown hero's banners have been re installed with American Flags
- The playground inspection has been completed
- Striping completed on Edward St., Cinder Way, and Mulberry St.
- Planted Red bud tree in Circle for Earth Day. We are in our 10th year of tree city USA
- Stop lines painted four-way intersection of Academy St., and Chestnut St
- Fountain back in service for season
- Street sweeper out on streets weekly still doing an amazing job
- Fabricated new gate for landscape trailer with lift assist arms

Water Department

- Water aerator tower inspection has been completed
- AMI water meter replacement is nearing completion
- Drainpipe has been installed at Stevenson lane from ditch to ditch to prevent flooding
- Cyber security has been installed for SCADA system water plants
- Water Department working with Admin on lead and copper rules plan with 120 Water
- Sanded concrete floor at North King Street Water Plant Chlorine room and Stevenson Lane water plant and repainted.
- Hydrants being prepped and repainted all four wards (bonnets painted to flow rate availability)

12. PUBLIC COMMENT

Linda Dennis, 4 Huckleberry

- Thank you to Judson Malone for his presentation on the Pallet Village
- Thank you to Christina for questioning regarding the other transitional housing in Town

Tony Kline, 3 Meadow Run

- Thank you to Judson Malone for providing information on the homeless situation in Town.

13. ADJOURNMENT

Motion by Councilwoman Townsend, seconded by Councilman Neal to adjourn at 8:32pm.

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