

**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Tuesday, November 10, 2015  
**Location:** Town Hall, 39 The Circle, Georgetown, DE  
**Time:** 6:45 P.M. Public Hearing  
7:00 P.M. Regular Meeting

**PRESENT:**  
Bill West, Mayor  
Becky Johnson-Dennis, Ward Two  
Chris Lecates, Ward Three

**STAFF PRESENT:**  
Angela Townsend, Town Clerk  
Stephani Ballard, Town Solicitor

**ABSENT:**  
Steve M Hartstein, Ward One  
Dave Anderson, Ward Four

**6:45 P.M. Public Hearing**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016 FUNDING REQUEST**

Mike Jones, Community Development Housing, discussed the use of the Community Development Block Grant (CDBG) program and the guidelines for the application process. CDBG funding is used for projects that would benefit low to moderate-income households and/or neighborhoods. The top priority for the funds is for housing rehabilitation for homeowner occupied projects. Demolition, infrastructure, and code enforcement projects are also eligible items. There is a required match from the local municipality of 10% for projects less than \$100,000, 15% for projects \$100,000 to \$200,000 and 20% for projects over \$200,000.

Previous CDBG projects in Georgetown have included funding for Code Enforcement, Housing Rehabilitation, Drainage Improvements, Water and Sewer Connections, South Railroad, Margaret Street, and Savannah Road Sidewalks. Qualifications: Low to Moderate Income based, owner occupied, resident of Georgetown, unable to make the improvements, taxes must be current with the Town and the County, property insured, property owner must sign an non-interest bearing lien (10 yrs 62 or younger and 5 yrs 62 or older), average lien is approx.\$15,000. For the past 15 years the Town has received over \$891,950 in CDBG funding, and have assisted approximately 124 households. In the past 3 years we have been working with the Margaret Street Project in the amount of \$244,000 in CDBG funding. The deadline for the application is February 26, 2016.

Mayor West opened the floor for questions and comments.

There were no comments.

Public Hearing was closed at 6:56pm.

**7:00 P.M. Regular Meeting**

1. **PLEDGE OF ALLEGIANCE**  
Mayor West led the Pledge of Allegiance.
2. **INVOCATION**  
Mayor West led the Invocation.

**3. ADOPTION OF THE AGENDA**

Motion by Councilperson Lecates, seconded by Councilperson Johnson-Dennis, to adopt the agenda as presented. **APPROVED (unanimous).**

**4. APPROVAL OF OCTOBER 28, 2015 TOWN COUNCIL MINUTES**

Motion by Councilperson Johnson-Dennis, seconded by Councilperson Lecates, to approve the minutes as presented. **APPROVED (unanimous).**

**5. PROCLAMATIONS FOR NOVEMBER**

**A. SMALL BUSINESS SATURDAY**

Mayor West presented Karen Duffield, Greater Georgetown Chamber of Commerce, a proclamation proclaiming the Saturday following Thanksgiving, Small Business Saturday, by encouraging people to support local businesses.

**B. NATIONAL AMERICAN INDIAN HERITAGE MONTH**

Mayor West presented Catherine Hudson and Barbara Paulish, a proclamation proclaiming November as the National American Indian Heritage Month and urged all our citizens to observe this month with appropriate programs, ceremonies, and activities.

**C. PANCREATIC CANCER AWARENESS MONTH**

Mayor West presented Matt Wilson, a 4-yr survivor of Pancreatic Cancer, a proclamation declaring November 13<sup>th</sup> as World Pancreatic Cancer Awareness Day.

**D. DIABETES AWARENESS MONTH**

Mayor West presented Nicole Armour and daughter Lyli, a proclamation declaring November as Diabetes Awareness Month and urge all residents to give full support to efforts enabling people with diabetes to live full and productive lives.

**6. 2016 CDBG APPLICATION – SUSSEX COUNTY COMMUNITY DEVELOPMENT OFFICE**

**A. RESOLUTION #2015-5 FAIR FEDERAL HOUSING LAW**

Resolution #2015-5 is for the Fair Housing Law indicating that the Town of Georgetown acknowledges the importance of Fair Housing and supports the goals of the Federal Fair Housing Law.

Motion by Councilperson Lecates, seconded by Councilperson Johnson-Dennis, to adopt Resolution #2015-5 Fair Federal Housing Law. **APPROVED (unanimous).**

**“Resolution #2015-5 is incorporated as part of the minutes.”**

**B. RESOLUTION #2015-6 APPLICATION FOR CDBG FUNDS**

Resolution #2015-6 authorizes Sussex County to apply for CDBG Funds on behalf of the Town of Georgetown.

Motion by Councilperson Johnson-Dennis, seconded by Councilperson Lecates, to adopt Resolution #2015-6 Application for CDBG Funds. **APPROVED (unanimous).**

**“Resolution #2015-6 is incorporated as part of the minutes.”**

7. **2<sup>ND</sup> READING & ADOPTION OF ORDINANCES**

**A. ORDINANCE #2015-17 OCCUPANY LIMITATIONS**

Modifications to Chapter 116 Housing standards dealing with occupancy limitations. Correspondence was received from Linda Dennis and Sunny Gyani. Town Solicitor, stated in light of the correspondence, this Ordinance did not actually change the calculations for square footage, it clarified how it's calculated, it's not anymore restrictive than it was. The previous code was not very clear on how it was being calculated.

Motion by Councilperson Lecates, seconded by Councilperson Johnson-Dennis, to adopt Ordinance #2015-17 Occupancy Limitations. **APPROVED (unanimous)**.

**"The Ordinance is incorporated as part of the minutes."**

8. **GREAT FUND APPLICATION REQUEST FOR FUNDING – NEW YEAR'S EVE CELEBRATION**

The New Year's Eve Committee is requesting \$3,000.00 which will help offset expenses. The current balance is \$126,543.12 as of 11/4/15.

The requested \$3,000.00 falls under Arts & Recreation.

Breakdown of Expenses and Donations:			
	Expenses	Donations	Difference
Dirt Road Outlawz	\$2,100.00		
Police Coverage	\$1,500.00		
Street Staff	\$ 800.00		
Picture Booth	\$ 650.00		
Lighting	\$1,000.00		
Tent	\$ 900.00		
Misc	\$ 550.00		
Megee Motors		\$1,500.00	
Preston		\$1,500.00	
1st State Chevy		\$1,500.00	
	\$7,500.00	\$4,500.00	\$3,000.00

Motion by Councilperson Lecates, seconded by Councilperson Johnson-Dennis, to approve the \$3,000.00 from the GREAT Fund to be used for costs associated with the New Year's Eve Celebration. **APPROVED (unanimous)**.

9. **DEPARTMENTAL REPORTS**

**A. BILL BRADLEY – DIRECTOR OF PUBLIC WORKS**

The Public Works Department will be winterizing the fountain and setting the tree up on Thursday. We will schedule the week of November 16<sup>th</sup> to start hanging Christmas decorations and ready to be lit the day after Thanksgiving.

Also, that week we will be doing leaf pick-up again Town wide, one ward per day and Friday will be any leftover pick-ups.

Our average daily flow is around 600,000 gallons per day.

I spoke with Jason Loar from DBF he is completing the design stage for King Street Water Plant upgrade this week and should be ready to send this project out to bid next week.

**10. PUBLIC COMMENT**

Two ladies asked about the property at 431 East Market Street, and if the zoning allowed for a bakery. Town Clerk verified that property was zoned UB2, which does not allow bakeries. Mayor West agreed to help locate another property that would allow a bakery, without going through the rezoning process and expense.

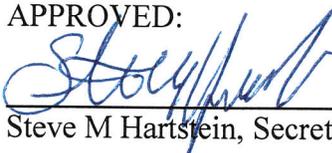
Linda Dennis, 4 Huckleberry, responded to Mr Gyani's comments on the enforcement of Ordinance #2015-17 Occupancy Limitations in creating homelessness. Under no circumstances are any municipalities responsible for relocating people in a facility that is judged as uninhabitable and specially due to overcrowding. I just want to make that very clear, I thought that was an irresponsible remark to make. The other point, is that he did raise the question of enforcement, which we all know there is an obstacle when it comes to enforcing the Code. I think it's very important to find an approach that is going to deal with that situation and allow the Code Enforcement Officer to be able to go into these facilities unencumbered and unhindered by the property owners. No one is above the law, no one, and if there is a violation there should be a clear path to allow that Officer into the facility to protect the lives and safety of the people that live there and the people that are around these facilities. We all know that if each of us wrote down some addresses we would come up with the same dwellings, so there's no secret. I would ask that in addition to enacting this Ordinance that there is some thought and consideration to coming up to an approach to enable the Enforcement Officer to deal with the serious issues that exist in this Town.

Correspondence was received from the Georgetown Arts & Flowers Committee thanking the Town for participating in the scarecrow display on East Market Street.

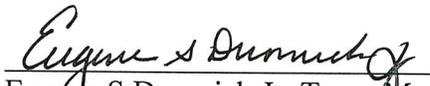
**11. ADJOURNMENT**

Motion by Councilperson Lecates, seconded by Councilperson Johnson-Dennis, to adjourn at 7:19PM. **APPROVED (unanimous).**

APPROVED:

  
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Steve M Hartslein, Secretary

ATTEST:

  
\_\_\_\_\_  
Eugene S Dvornick Jr, Town Manager