TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES

Meeting Date: Wednesday, March 23, 2016
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
Steve M Hartstein, Ward One
Rebecca Johnson-Dennis, Ward Two
Chris Lecates, Ward Three

STAFF PRESENT:
Kristen Dabrowski, Receptionist
Eugene S. Dvornick, Jr, Town Manager

ABSENT:
Jason Loar, Town Engineer
Stephani Ballard, Town Solicitor

6:45 P.M. Public Hearing
Town Manager presented council with an overview of Ordinance #2016-4 Registered Compassion Center.

Mayor West asked for any comments from council.

Councilperson Hartstein asked "How many dispensaries are already in Delaware?" Town Manager answered with "Currently there is one (1) in New Castle County.

Mayor West opened up the discussion for public comment.

Linda Dennis, Village of Cinderberry. I am not really going to comment per say, I just want to give you all a little bit of background on the discussion we had at planning commission on this topic. I think that obviously, we all know, that after we read Title 16, that the opportunity for any local municipality to decide whether or not this is going to happen. I think the concern initially was, given the fact that we understand that it was going to come to Georgetown, that there are 57 other municipalities in Sussex County, and what could we do if we are the first ones stepping forward and saying "ok we are going to allow this." This is a forgoing conclusion that any municipality can take on. The only other thing I would add is, calling it a Compassion Center as opposed to what it really is, is very misleading to the public. You can call it a Compassion Center if you choose, to be consistent with Title 16, however, I would also like it to be clear to the public that this a Medical Marijuana Dispensary

Anita Burney, Village of Cinderberry. I am here tonight to ask you the same thing I asked the planning commission. I would like to know why the rush to go into this? I don't believe the Town of Georgetown has to do this. From my understanding, there is already one in Wilmington, and there will be one in each county. I have no objection with a dispensary. I understand that it helps people with certain health issues, and I am all for them having that option. My question is, why does it have to be in Georgetown? As a member of the Arts & Flowers Group, we work very hard to make Georgetown better, and I feel we may lose that.

Mayor West spoke. With the comments I heard, and with Gene and I talking, I think we should form a small committee to look at some of these concerns. We need to do what is right for the Town of Georgetown, and yes, Title 16 says you can have one in each county.

If an individual had property here in Georgetown and wants to build one of these, he can do so. So we're trying to establish rules that he can go by that will protect the people of this town. And that is what we are looking to do. That is my ultimate goal. I'd entertain Gene to get some people together that want to be on the list to be on the committee and let's address these concerns to the public and make them aware of what this is going to be and let's start getting this committee together. We can't tighten it down so much that we're going to be in a lawsuit. But we can put stipulations around that can take care of some issues.

Mayor West asked if there were any other comments.

No one spoke.

Public Hearing closed at 7:00pm.

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 MARCH 9, 2016 TOWN COUNCIL MINUTES**
   Motion by Councilperson Hartstein, seconded by Councilperson Lecates, to approve the minutes as presented. **APPROVED (unanimous).**

5. **OATH OF OFFICE – COUNCILPERSON WARD 4**
   The Honorable Judge of Family Court, of the State of Delaware, Peter B Jones officiated the Swearing in of Councilperson Robert L Holston, Jr., for the Fourth Ward.
   "Oath of Office is incorporated as part of the minutes."

6. **ADOPTION OF THE ANNUAL TAX ASSESSMENTS**
   As per the Town Charter, Section 5.5.1 "Adoption of Sussex County Assessments. Unless the Town Council shall make its own independent assessment and valuation, the Town Council shall use the assessments of Sussex County for any or all property located within the corporate limits of the Town of Georgetown, anything herein to the contrary notwithstanding. The assessed values established by Sussex County for the then-current tax year shall be conclusive for purposes of levying Town taxes, and the Town Council hall have no authority to hear appeals regarding same. Town Council shall elect to adopt the Sussex County Assessments no later than April 1 of each year."
   Individual tax assessments are available for review at Town Hall.

   Motion by Councilperson Lecates, seconded by Councilperson Hartstein, to adopt the annual tax assessments as presented. **APPROVED (unanimous).**

7. 123 WEST MARKET STREET – AGREEMENT OF SALE

Timeline

July 2015 – Listed with Peninsula Commercial Alliance with a price of $250,000 for six (6) months
January 2016 – Granted a six (6) month listing extension
March 1, 2016 – Received a contract from C & C Real Estate Holdings LLC for $175,000
March 2, 2016 – Received a contract from MRA Holdings, Inc. for $150,000
March 9, 2016 – Executive Session held reviewing both offers
March 10, 2016 – Town countered both offers with a price of $215,000
March 11, 2016 – C & C Real Estate Holdings LLC accepted the Town's counter offer of $215,000

Motion by Councilperson Lecates, seconded by Councilperson Johnson-Dennis, to agree upon the sale of 123 West Market Street to C & C Real Estate Holdings in the amount of $215,000. **APPROVED (unanimous).**

Motion by Councilperson Lecates, seconded by Councilperson Hartstein to authorize the Town Manager to execute any/all documents related to the property sale on behalf of the Town of Georgetown. **APPROVED (unanimous).**

Councilperson Hartstein asked "I know we have held on to this property for quite some time now, did we end up making a profit on the sale?"

Town Manager answered with "Between the money we collected when it was a rental, as well as insurance settlement money, as well as this sale, we came out ahead of what we purchased it for."

Mayor West thanked Fred and Judy Dean for all they did to help us sell this property.

8. ASBESTOS SERVICES – 37 & 39 THE CIRCLE

Town Manager presented council with an overview of the Asbestos Services Proposal for 37 & 39 The Circle.

Motion by Councilperson Lecates, seconded by Councilperson Holston to accept the Asbestos Services Proposal for 37 & 39 The Circle as presented. **APPROVED (unanimous).**

9. DEPARTMENTAL REPORTS

A. GENE DVORNICK – TOWN MANAGER

Stevenson Lane Site

The Department of Natural Resources has completed the Proposed Plan of Remedial Action (PPRA) for the Stevenson Lane Site (DE-0224) was in the Delaware State News on Sunday, March 20th. The Public comment period remains open until April 8th.

Barring any surprises, this should be the next to the last step towards closure of this project.

Downtown Development District Plan

Our Downtown Development District Plan Task Force held its 5th meeting earlier today – the focus was on refinement of potential local incentives and review of the first draft of the overall plan. The next phase will be a Special Meeting with the Town Council and Planning Commission, open to the public, to see a presentation of the plan and comment on it.

2016 Annual Municipal Election

Statements of Candidacy for Mayor, Ward 3, and Ward 4 are available. The deadline for completion and filing is April 22, 2016. Should an election be needed it will be held on Saturday, May 14, 2016 from 10:00 AM to 6:00 PM.

Miscellaneous

- Legislative Update
- Reminder: Town Offices will be closed on Friday, March 25th, in observation of Good Friday
- Upcoming Events:
  - **Delaware League of Local Governments**: Thursday, March 24, 5:30 PM, Duncan Center (Dover)
  - **Sussex County Association of Towns**: Wednesday, April 6th, 6:00 PM, Hosted by the Town of Bethany Beach
  - **Sussex County Association of Towns Steering Committee**: Friday, April 8th, at 9:00 AM, Arena's at the Airport

10. PUBLIC COMMENT

Linda Dennis, Village of Cinderberry. I want to congratulate you on the sale of 123 West Market Street. Can you tell us what it is going to be? Is it going to be demolished?

Town Manager answered with "What we have heard is that they plan to relocate Premiere Staffing from the corner of Race and Laurel Street to this property."

Mayor West added "I was told today they are going to keep the structure the same. They are going to put all new siding and windows on the whole building. They are planning on replacing everything on the inside to make it brand new."

Ms. Dennis questioned the parking situation.

Town Manager reassured her that everything will be taken care when they come in and apply for the building permit to do all of this work.

Chris Lecates, Councilperson Ward 3. Gene nominated me and the Arts and Flowers Group and I went to Wilmington and was honored with an award for the Downtown Development District. The award was for the Outstanding Community Partner.

Gene Dvornick, Town Manager. Much to my surprise, there was recognition as Town Manager in support of Downtown Revitalization. Myself and David hug from the City of Smyrna were both recognized.

Robert Holston, Councilperson Ward 4. I would like to thank you all for making me feel real welcome as your new Councilperson.

11. ADJOURNMENT

Motion by Councilperson Holston, seconded by Councilperson Lecates, to adjourn at 7:21pm. **APPROVED (unanimous).**

APPROVED:

Steve M Hartstein, Secretary

ATTEST:

Eugene S Dvornick Jr, Town Manager