TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES

Meeting Date: Wednesday, February 8th, 2017
Location: Town Hall, 39 The Circle, Georgetown, DE 19947
Time: 6:45 P.M. Public Hearing
7:00 P.M. Regular Meeting

PRESENT:
Bill West, Mayor
Steve Hartstein, Ward One
Rebecca Johnson-Dennis, Ward Two
Chris Lecates, Ward Three
Bob Holston, Ward Four

STAFF PRESENT:
Eugene S. Dvornick, Jr, Town Manager
Jason Loar, Town Engineer

ABSENT:
Stephani Ballard, Town Solicitor

6:45 P.M. Public Hearing – 2016-10 Rezone Application
Town manager introduced the applicant, Lynch Lane LLC, for the rezone application.

Dennis Schrader, the attorney for Lynch Lane LLC, and Tom Ford, Land Design, presented Mayor and Council with an overview of the Rezone Application.

- Discussed the traffic concern that was brought up at the Planning Commission meeting.

Questions from Council

- **Chris Lecates**
  Q: How many townhouses for each unit if you are proposing five (5) units per acre?
  A: If we can get to the authorized density, which I do not think we can, the answer is 72. The site plan we came in with is 48. Twelve (12) buildings with four (4) units per building.
  Q: How many parking spaces will be allowed per unit?
  A: Two spaces per unit with a few extra spaces.
- **Bob Holston**
  Q: Are these townhomes going to be rentals?
  A: This will be determined by the market.
- **Gene Dvornick**
  Q: Question for Bill Bradley, Do you know the width of Lynch Lane?
  A: It is 50 or 60 feet. The map is not clear whether it is 50 or 60 feet.
- **Bill West**
  - My Concern is when you put that many units back there that they start using Lynch Lane. Lynch Lane is a very narrow roadway. I am big on public safety and if you get that extra traffic coming in and out of that street, it will be a tremendous problem.

Mayor West opened the floor up to the Public.

Questions/Concerns from the Public

- **John Waldecker, The Meadows**
  - Concerns about storm water management and the Eli Walls Tax Ditch.
  - How will this affect the ditch?
  - Concerned about children crossing the ditch.
- **Jeff Kinslow, The Meadows**
  Q: How can you make a decision to change the zoning when there are still so many unanswered questions on what we are actually going to get. It could be completely different from what they are proposing to us right now.
  A: Bill West, right now, they have put in a request to change the zoning. Therefore, that is the number one question we have to answer. As a Council, we have to each go

out there and make an independent decision on what we think is right for the people of Georgetown. At that point, we will come back in two (2) weeks and we will vote on whether we think this is something positive or negative. I am the tiebreaker, and these four (4) will make the decision as to what takes place in this.
A: Gene Dvornick, There is a whole process where they come in with a site plan. That goes back in front of Planning Commission, and then they will work with outside agencies and receive comments from them.
Q: Can the Police Department handle all of these additional residents?
A: Gene Dvornick, That is all part of the planning process. Public Works, Wastewater, Police Department, Fire Department, and the Ambulance will all have an opportunity to comment on the site plan.

- **Ed Dawicki, The Meadows**
  - With this amount of proposed units/people, you will be putting a strain on our school system.
  - Strain on Tax Ditch
    - The ditch has overflowed many times
  - Strain on all Utilities in Town; Police, Fire, Ambulance, etc.
  - Excessive Traffic
- **Mary Haller, South Bedford Street**
  - Need Reality Check
  - The market in Georgetown is for renters, so the chance of these units being rentals is very high.
  - If you are putting something in between a low-income housing development, and The Meadows, you will not be attracting homeowners.
  - My experience working with renters is usually they ask if another family is able to live there with them. With multiple families, you will not just have two (2) cars; you will probably have three (3) or four (4) cars.
  - There is no way Lynch Lane could be an exit because it is almost impossible to get on South Bedford Street as it is now.
- **Diane Hall, Lynch Lane**
  - Lynch Lane is a very small road and I do not see how 100+ cars will be able to travel that road.
  - There is already enough traffic on Front Street with the schools/busses/vehicles going into Town.
  - There is no place to park for people attending a funeral at the cemetery.
  - I do not think placing stop signs will help, because the existing stop signs in Acorn Acres are already ignored.

Mayor West informed everyone that the record will be open for 14 days.
Public Hearing ended at 7:22pm.

7:23 P.M. Regular Meeting

1. **Pledge of Allegiance**
   Town Manager Dvornick led the Pledge of Allegiance.
2. **Invocation**
   Councilwoman Lecates led the invocation.

3. **Adoption of Agenda**
   Motion by Councilwoman Johnson-Dennis, seconded by Councilman Hartstein to adopt the agenda as presented. **Motion Carried (unanimous).**

4. **Approval of January 25th, 2017 Town Council Minutes**
   Motion by Councilwoman Lecates, seconded by Councilwoman Johnson-Dennis to approve the January 25, 2017 Town Council Minutes as presented. **Motion Carried (unanimous).**

5. **Planning Commission Appointments**
   Motion by Councilman Hartstein, seconded by Councilwoman Johnson-Dennis to appoint Penuel Barrett and Matt Barlow to fill the vacancies on Planning Commission.
   Motion Carried (unanimous).

6. **Departmental Reports**
   A. **Town Manager – Gene Dvornick**

   Town Hall & Annex

   The Pre-bid meeting was held on Wednesday, February 1 with approximately eight construction companies in attendance. There are also some companies, which have requested plans; however, were not present. All bids are due on Wednesday, February 22 at 3:00 PM. Goal is to have a recommendation for award at the March 8 Town Council Meeting.

   Supplemental Funding – King Street

   The Town received the Binding Commitment Letter from the Drinking Water State Revolving Fund (DWSRF) for the supplemental funding for the King Street Water Treatment Plant Upgrade Project - $500,000 – increases the total loan amount to $3,800,000. Pursuant to Town Charter Section 5.9 © a referendum is not required. The Resolution and closing on the funding will be at the February 22, 2017 meeting. These funds are at a zero percent (0%) interest rate with 100% principal forgiveness at the completion of the project.

   2017 Urban and Community Forestry Grant

   The Town is completing out 2017 Urban and Community Forestry Grant Application. This year we are looking to remove the large damaged tree on the Eastside of the North King Street Playground and replace it with three (3) to five (5) new trees and install Green Giant Arborvitae at the Easter Seals Pump Station.

   2017 Annual Municipal Election

   Statements of Candidacy for Ward 1 and Ward 2 are currently available. The deadline for completion and filing is April 21, 2017. Should an election be needed, it will be held on Saturday, May 13, 2017.

   Miscellaneous

   - Legislative Update
   - Sussex County Association of Towns – Legislative Breakfast: Friday, April 7, at 9:00 AM, Georgetown CHEER Center

   B. **Director of Public Works – Bill Bradley**
   - We are averaging 600,000 gallons of water per day to supply the Town
   - The Stevenson lane plant has been supplying the Town with backup from the Deltech plant. We have had no issues with this.

- We are changing chlorination over to liquid. The original design is not stable and the company is replacing everything at no charge to the Town.
- The King Street Water Plant renovations are going well. We are shooting to do the start-up of this system by mid-April.
- We had a large fire at the Isaac's farm on 113. We estimate that around 100,000 gallons of water flowed in in about 4 hours' time. The Town never seen a drop in tower levels or pressure throughout the Town. We are finishing the remodel at the Police Station. We have been doing a fantastic job there.
- One of our dump trucks beds rusted out and we were able to replace it with new metal for only $250.00, and our labor. This would have cost thousands of dollars if we had sent it somewhere.

Questions:

- Bill West, has our average daily water supply increased or decreased compared to three (3) and four (4) years ago?
  - We keep all of that information on file so I can get those numbers for you.
- Bill West, Can you please explain to the Council members
  - The State Health Department actually goes around to every system, not just Georgetown, and will notify us at the end of the year of any violations.

7. **Public Comment**
   Bill West, I received a letter from Ray Hopkins letting us know how wonderful the ceremony on The Circle for Sgt. Floyd was. I also received a phone call from the V.P. of the prison letting us know that Sgt. Floyd's family attended three (3) ceremonies, and Georgetown was the best.

8. **Adjournment**
   Motion by Councilwoman Lecates, seconded by Councilman Holston to adjourn at 7:35 PM. **Motion Carried (unanimous).**

APPROVED:

Steve M Hartstein, Secretary

ATTEST:

Eugene S Dvornick Jr., Town Manager