

**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Wednesday, October 26<sup>th</sup>, 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  
Bob Holston, Ward Four

**STAFF PRESENT:**

Eugene S. Dvornick, Jr, Town Manager  
Stephani Ballard, Town Solicitor

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

The applicants, Gary Cuppels, Alan Perry, Glenn Mandalas, and Ken Kullman presented Town Council with a presentation about their plans for the rezone application from Urban Business 1 (UB1) to Highway Commercial (HC) for parcels 135-19.00-12.02 & 12.03.

John Sergovic spoke – Representing Diane Blanton & Jane Rensi, Owners of neighboring property

- Parcels annexed in 1997

Diane Blanton spoke in opposition to the application. Her reasoning for opposing this application are as follows:

- The area is a major gateway into Georgetown and it should be a welcoming beacon that presents our Town as a historically significant, quaint, and inviting community that it is.
- An application to change to HC in 1997 was turned down.
- Concerned that the change could potentially result in danger to our community.

John Sergovic Spoke:

- Plenty of existing HC.
- Currently many vacant HC parcels.
- Compare HC permitted uses to all of the UB's (1-3) permitted uses.

Response

- Glen Mandalas stated that previous stores have no relevance.
- Map and text of Comprehensive Plan outline HC.
- Comprehensive Plan supports in change zone.

**7:00 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 Lecates, seconded by Councilman Holston to adopt the agenda as presented.

**Motion Carried (unanimous).**

**4. APPROVAL OF OCTOBER 12<sup>TH</sup>, 2016 TOWN COUNCIL MINUTES**

Motion by Councilwoman Johnson-Dennis, seconded by Councilman Hartstein to approve the minutes as presented.

**Motion Carried (unanimous).**

**5. PARKING TICKET APPEAL**

Town Manager Dvornick informed Mayor and Council that he received a phone call from the applicant earlier this afternoon that she is not able to attend the meeting to present her case and would like to reschedule for the next meeting.

Motion by Councilwoman Lecates, Seconded by Councilman Holston to table Item #5 Parking Ticket Appeal for the November 16<sup>th</sup> Town Council Meeting. **Motion Carried (unanimous).**

**6. 1<sup>ST</sup> READING OF ORDINANCES**

**A. ORDINANCE #2016-10 PEACE AND GOOD ORDER – VEHICLE REPOSSESSION**

Town Manager Dvornick gave an overview of this Ordinance. This is the 1<sup>st</sup> Reading, no action at this time. The 2<sup>nd</sup> reading will be on November 16, 2016.

**B. ORDINANCE #2016-11 DOWNTOWN DEVELOPMENT DISTRICT INCENTIVES**

Town Manager Dvornick gave an overview of this Ordinance. This is the 1<sup>st</sup> Reading, no action at this time. The 2<sup>nd</sup> reading will be on November 16, 2016.

**7. DEPARTMENTAL REPORTS**

**A. TOWN MANAGER – GENE DVORNICK**

**Burger King Road – Pipe Replacement**

The Town has received a proposal from the Sussex Conservation District (SCD) for the replacement of the storm water conveyance pipe under Burger King Road. The total estimate is \$13,000 – with SCD offering a \$5,000 drainage grant towards the project. This would require the Town to put up \$8,000 towards the project.

Motion by Councilman Hartstein, seconded by Councilwoman Johnson-Dennis to authorize the Town to use up to \$8,000 of Realty Transfer tax Funds for Downtown Development District purposes.

**Motion Carried (unanimous).**

**November Town Council Meeting**

The November Town Council meeting is scheduled for Wednesday, November 9<sup>th</sup>, at the same time several Return Day events will be taking place on The Circle. IF it meets the pleasure of the Mayor and Council, I like to suggest it be rescheduled for the following Wednesday, November 16, to be held at the Old Court House due to a Planning Commission Meeting taking place here at Town Hall on the same evening.

Motion by Councilwoman Lecates, seconded by Councilman Hartstein to approve rescheduling the November Town Council Meeting to Wednesday, November 16 at the Old Court House.

**Motion Carried (unanimous).**

**Maintenance II Position**

The Town advertised for a Maintenance II position and received 23 applications. We are currently reviewing the applicants and hope to schedule a minimum of four (4) individuals for an interview.

**Miscellaneous**

- Upcoming Events:
  - Delaware League of Local Governments: Thursday, October 27, at 5:30. In Dover
  - Sussex County Association of Towns: Wednesday, November 2, at 6:00 PM, hosted by Millville
  - Sussex County Association of Towns Steering Committee: Friday, November 4, at 9:00 AM, Arena's at the Airport
  - Return Day Festivities: Wednesday, November 9 and Thursday, November 19
  - World War I Memorial Dedication: Friday, November 11, on The Circle, 11:00 AM
- Reminder
  - Town Offices will be closed on:
    - Tuesday, November 8<sup>th</sup>, in observance of Election Day
    - Thursday, November 10<sup>th</sup>, ½ day in observance of Return day
      - Town Manager Dvornick requested Town offices be closed for a full day on Return Day from now on.
    - Friday, November 11<sup>th</sup>, in observance of Veterans Day

Motion by Councilwoman Lecates, seconded by Councilman Holston to approve closing Town Offices for a full day on Return Day, November 10<sup>th</sup>, 2016, and going forward every year.

**Motion Carried (unanimous)**

**8. PUBLIC COMMENT**

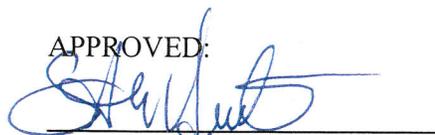
No one spoke.

**9. ADJOURNMENT**

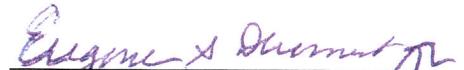
Motion by Councilwoman Lecates, seconded by Councilman Hartstein to adjourn at 7:34pm.

**Motion Carried (unanimous).**

APPROVED:

  
Steve M Hartstein, Secretary

ATTEST:

  
Eugene S Dvornick Jr, Town Manager