

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Wednesday, June 24, 2009
Location: Town Hall, 39 The Circle, Georgetown, DE
Time: 6:00 P.M. Public Hearing
7:00 P.M. Regular Meeting

PRESENT:

Edwin A Lambden, Mayor
Charlie Koskey, Ward One
Sue H Barlow, Ward Two
Bob Ricker, Ward Three

STAFF PRESENT:

Eugene S Dvornick Jr, Town Manager
Tom Klein, Director of Planning & Zoning
Angela Townsend, Town Clerk

ABSENT:

Brian Pettyjohn, Ward Four

6:00 P.M. PUBLIC HEARING - COMPREHENSIVE PLAN UPDATE

A presentation was given by Charlie Schmehl, of URDC, of the update to the Comprehensive Plan. Areas of discussion included: Alternate routes north of Town to be removed, main attention towards future annexations, traditional types of housing (houses closer to streets, sidewalks, tree lined streets, and porches, garages would be placed in the rear), avoid high density, MR-1 reduced to medium density, new development towards the center of Town, recommended taller buildings heights – 4 story buildings incorporating overlay districts, move away from traditional strip mall development, airport approach area, historic preservation controlling demolition of important parts of Town not just in the historic areas, alternate traffic patterns as development occurs.

Gene Dvornick – One item came up before PLUS, which was a co-operative effort with the County, Town, and State for zoning from the Lewes-Georgetown Highway along Park Avenue incorporating Arrow Safety Rd. The zoning would include both sides of Park Avenue with the end result in maintaining the economic livelihood in that area.

Brian Hall, State Planning Office - I want to commend the Town for their continuing effort towards certification. There are three areas of concern: 1.) Implementation Strategy. The plan should include a section regarding implementation. This Implementation Strategy should identify policies and regulations that support the plan as well as suggestions for new policies and regulations needed to implement this plan. 2.) A discussion of the Public Participation Process should be included within the document to describe when and how the communities concerns were discussed and considered as part of this planning process. 3.) The Town should remove the reference for the construction of an east/west connector road around the northeast section of the Town. Based upon comments provided by Del-Dot, this option was considered by the Town, County and State as part of the US 113 North/South Study and was rejected by the community at large and this proposed new road segment now conflicts with current State and County Transportation Improvement Programs.

Councilman Ricker – What is the status of the heights of buildings?

Charlie Schmehl - The Planning Commission recommended overlay districts for certain areas of Town. Not all areas are suitable for 40' height buildings. The Town would be able to designate certain areas used currently for parking that could be converted to high risers.

Tony Semeraro – What is the vision, the plan, the strategy of the Town, the ending result? The town is a historical center, tourism center, government center, and education center and with the US113 realignment we'll become a commercial center. A review of each zone needs to be done. I'm glad the MR-1 and MR-2 zoning district was seriously looked at. I would appreciate if the recommendations were more strongly worded. And the final item is the 2008 Chamber & Town Survey that was completed in co-operation with Del-Tech. This is a foundational document; more attention should have been paid to it.

PUBLIC HEARING - CONDITIONAL USE APPLICATION – FRED & ROSA HENNING – CASE #2009-06

An application by Fred and Rosa Henning for a conditional use to allow a single family home located at 10 East Adams Street to be used as an office for the Letter Carriers Union. The properties are identified as Sussex County Tax District 135 Map 20.05 Parcels 68.00 & 67.00 and are currently zoned Urban Residential (UR1).

Mr Fred Henning, property owner presented the application to the Council.

In Favor:

Jim Sabo, South Race St, no objection to the application, feels it's a better use for the property.

In Opposition:

No one came forward.

The record will remain open for public comment until the July 8th Council Meeting

Public Hearing closed at 6:34pm

7:00 P.M. REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

Mayor Lambden led the Pledge of Allegiance.

2. INVOCATION

Mayor Lambden asked for a moment of silence in memory of Senator Thurman Adams.

3. ADOPTION OF AGENDA

Motion by Councilman Ricker, seconded by Councilman Barlow, to adopt the agenda as presented. **APPROVED (unanimous).**

4. APPROVAL OF MAY 27, 2009 TOWN COUNCIL MINUTES

Motion by Councilman Barlow, seconded by Councilman Koskey, to approve the May 27, 2009 Council Minutes, as presented. **APPROVED Yea: 3-1 Koskey, Barlow, Lambden Abstained: Ricker**

5. DEPARTMENTAL REPORTS

A. GENE DVORNICK – TOWN MANAGER

Economic Stimulus Update

The Town is completing the application for the \$50,000 in grant funding through the U. S. Department of Energy, Local Energy Efficiency Improvement Program. Projects and estimated costs are as follows:

Town Hall – New Windows	\$9,600
Maintenance Shop – Insulated Garage Doors	\$10,000

Maintenance Shop – Lighting Upgrades	\$10,300
King Street Water Plant – New Roof	\$8,100
Wastewater Treatment Facility – Trees	\$6,400
Delaware Tech – Classroom Windows	\$5,600

Sussex County Administration Building – Roof Replacement

The Town has received notice that work to replace the roof is anticipated to begin on/about July 11, 2009. As a result of the work required the County has requested to following be granted by the Town of Georgetown:

1. Allow work on Sundays for the erection/removal of scaffolding only (anticipated to be done in three stages (S. Bedford Street/E. Pine Street/Courthouse);
2. Allow an extension of the hours of construction by one (1) hour in the morning, permitting work to begin as early as 6:00 am (normal hours are 7:00 am to 6:00 pm); and
3. Allow for the placement of a dumpster along the southeast corner of the building, on E. Pine Street for debris.

The estimated contract time for the work is 120 days.

Motion by Councilman Ricker, seconded by Councilman Koskey, to grant the request.

APPROVED (unanimous).

Pettyjohn Overland Discharge Permit

The Town of Georgetown is in the process of preparing a Request for Proposals for the completion of a Design Development Report for the suitability of permanent permitting for overland discharge on the Pettyjohn property. It is anticipated this will be finalized in early July.

Summer Youth Program

The Town is participating in a Summer Youth Work Program. This is funded through the Workforce Investment Act and we have requested six individuals. They will be working in both the Public Works and the Wastewater Departments. Areas of focus will be maintenance of the flower beds in The Circle, sidewalk and tree maintenance along Market Street, other landscaping projects.

Additionally, the area where South Front Street intersects with South Bedford Street, the Town will be working to clean up this area and make it into a small sitting area/pocket park.

Property Improvement – 120 West Market Street

The Town has been working with the property owner with respect to some of the overgrowth and overall property maintenance. In meeting with the owner it was learned that a majority of the plantings are native Delaware species and provide a natural habitat for birds. Through the cooperation of the property owner, the dead branches have been removed and educational signage has been installed. As part of the continued education process the owner has volunteered to assist the Town in making available some planting for use around The Circle.

Budget versus Actual – One Month (8% of the Year)

<u>Revenue</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>% Budget</u>
General Fund	\$2,732,545	\$1,445,718	\$1,286,827	53%
Water Fund	\$1,249,450	\$5,286	\$1,244,164	0%
Sewer Fund	\$1,571,200	\$13,025	\$1,558,175	1%
Total	\$5,553,195	\$1,464,029	\$4,089,166	26%

<u>Expenditures</u>				
General Fund	\$3,376,331	\$184,987	\$3,191,344	5%
Water Fund	\$798,268	\$104,716	\$693,552	13%
Sewer Fund	\$1,378,596	\$127,834	\$1,250,762	9%
Total	<u>\$5,553,195</u>	<u>\$417,537</u>	<u>\$5,135,658</u>	<u>8%</u>

The monthly report has been distributed for your review.

Other Key items (versus the same time period last year):

- Real Estate Transfer Tax Revenue, **Down 12.91%**
- Building Permit Revenue, **Down 73.94%**

Lease Renewal – Norfolk Southern

The Town has received a Land Lease Renewal from Norfolk Southern. This replaces the lease entered into October 22, 1973, adds additional lands, increases the Notice of Termination from 30 days to 90 days, and increases the annual rent from \$476.46 to \$600.00 (\$123.54). The annual increase remains based on the Consumer Price Index.

Motion by Councilman Ricker, seconded by Councilman Koskey, to authorize the Mayor to execute the new lease with Norfolk Southern. **APPROVED (unanimous).**

Legislative Update

We offer our condolences to the Adams Family on the passing of Senator Adams.

We continue to monitor several pieces of legislation which may have an impact on municipalities:

- Senate Bill 132 – State Planning review of land use ordinances, subdivisions greater than 50 residential units or 50,000 square feet and imposes a 20 day review time. (Information received this afternoon - Bill has been withdrawn)
- House Bill 70 – Wind energy systems
- House Bill 26 – Collection of Liens (expedited)

Miscellaneous

- 2008 Consumer Confidence Report (Water) has been posted and is in the local newspaper.
- The Town of Georgetown received recognition from Department of Defense for “Employer Support for the Guard and Reserve”
- Sports at the Beach has made six payments of \$2,000 towards the Sewer Impact Fees due the Town – this is in keeping with our agreement. Current balance due is \$29,580.00 (original amount due: \$41,580.00).
- The Town has sent certified notices of payments due the Town. The Highway One group has responded and indicated a written response would be forthcoming. It is anticipated that they will wish to address the Council at a July Meeting, and will be placed on the July 8th agenda.
- Property Tax bills outstanding: \$133,231.19 – reminder notices being sent beginning of July.
- A Circle Permit has been issued for a Tax Day Tea Party on Thursday, July 2 from 12:00 to 2:00. Councilman Ricker: Can the Town request the non posting of signs asking individuals to blow their horns; this is a nuisance on the surroundings businesses.
- Employee Service Anniversaries:
Bobby Fletcher Public Works 15 Years

Daniel Donaway	Water	5 Years
Chris Story	Police	2 Years

B. TOM KLEIN – DIRECTOR OF PLANNING & ZONING

The Council was presented with building permits for May 2009 in addition to the total code violations for May 2009. The Comprehensive Plan meeting between the Planning Commission and the Town Council has been changed from June 29th to July 1st. The Planning Commission is working on ordinances for Demolition, Historical Preservation, and AR-1 districts. Vacant properties: 84 Lumber – North Eastern Supply or a church is interested in using this property, and 313 E Market St – new owner is intending to re-hab the building, interior and exterior. The Parsonage Development will be moving forward with its preliminary plan, and the Village of College Park will be filing for preliminary plan approval.

Councilman Ricker thanked Tom Klein and Gene Dvornick for all their time spent on cleaning up of the property located at the corner of West Laurel Street and Robinson Street.

6. 1ST READING OF ORDINANCES

A. ORDINANCE 2009-11 ADDRESSING OF BUILDINGS

Due to the high number of buildings that do not have an address posted and visible from the road; it is recommended that an ordinance be put in place. The time spent on Census preparation and code enforcement would certainly be more productive and the residents and businesses would benefit from prompt and efficient emergency services.

Councilman Barlow suggested including as part of our business/rental license application a requirement that the applicant demonstrate proof of compliance with the new ordinance.

No action necessary at this time. 2nd reading and adoption if agreeable will be July 8th Council meeting.

7. PUBLIC COMMENT

No Public Comment.

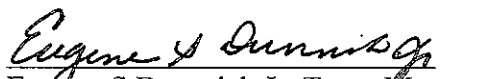
8. ADJOURNMENT

Motion by Councilman Ricker, seconded by Councilman Barlow, to adjourn at 7:30p.m. **APPROVED (unanimous).**

APPROVED:


Sue H. Barlow, Secretary

ATTEST:


Eugene S Dvornick Jr, Town Manager