

**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Wednesday, July 25, 2012  
**Location:** Town Hall, 39 The Circle, Georgetown, DE  
**Time:** 7:00 P.M. Regular Meeting

**PRESENT:**  
Mike Wyatt, Mayor  
Steve M Hartstein, Ward One  
Sue H Barlow, Ward Two  
Bill West, Ward Three  
Linda Dennis, Ward Four

**STAFF PRESENT:**  
Eugene S Dvornick Jr, Town Manager  
Angela Townsend, Town Clerk  
Stephani J Ballard, Town Solicitor

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

**1. PLEDGE OF ALLEGIANCE**

Mayor Wyatt led the Pledge of Allegiance.

**2. INVOCATION**

Mayor Wyatt led the invocation.

**3. ADOPTION OF AGENDA**

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

**4. APPROVAL OF THE JULY 11, 2012 TOWN COUNCIL MINUTES**

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

**5. LIT DRYDEN – IDEAS FOR CONSIDERATION**

**A. ADDITIONAL BEAUTIFICATION OF GEORGETOWN**

Lit Dryden presented Council with an idea of installing trash receptacles along East Market Street from the Circle to Dollar General. This would involve the Town's people and merchants with no additional cost to the Town and no necessity for personnel to do this. Several merchants and professionals that I have approached embrace the idea. The Circle is gorgeous and has its own container (trash) system. The Upper Crust is very extremely excited along with Georgetown Family, Given's Flowers, Sergovic & Carmean, and Caruso's. If the merchants make this a success hopefully it will spread to the two shopping centers and perhaps the Kimmeytown area. I don't see a down side if there's no labor or cost to the Town. I believe that if Senator Booth, Representative Briggs-King, and Sam Wilson would pull together some change (money) we can make this happen and if that doesn't work I know we have Rotary and some others that would help. I am asking the Council to adopt this in principal and ask the Town Manger to work on the details that would be required. The merchants would carry the full responsibility of the trash containers.

Mayor & Council authorized the Town Manager to explore the idea.

Councilperson Dennis supports the idea for two reasons: It is a citizen driven idea, and the issue of trash being thrown on citizen's lawns really disturbs her.

Councilperson West recommended a side loader trash container versus a top loader container which fills with water when it rains.

**B. SIGNAGE REQUIRING A BUSINESS LICENSE**

Lit Dryden presented the Council with proposed signage notifying agents, solicitors, and vendors that a business license is required while conducting business within the Town limits. Similar signage is being used by the City of Lewes; pictures of the proposed signage were presented. Approximately 6 to 7 signs would be installed on Bedford Streets, Market Streets, and Arrow Safety Road, in addition to being added to the 2 rotary signs on US 113. I contacted Penuel Sign Company for a price. The sign would be approx. 12" X 18" with the cost being in the mid to upper 30's. If we plan on \$50.00 a sign that would be approx. \$3,500.00 and with finding a source for funding, that would solve everything.

Mayor & Council supported the proposed signage.

**5. DEPARTMENTAL REPORTS**

**A. GENE DVORNICK – TOWN MANAGER**

**Spray Disposal Expansion**

Closing on the USDA Loan for the Spray Disposal Expansion took place on July 19, 2012. The total loan amount is \$1,562,000 with a rate of 2.125% over 40 years. Concurrent with closing the CWSRF Loan was paid off in the amount of \$635,286.37. We are in the process of scheduling the pre-construction meeting.

**Delinquent Property Tax Accounts**

Since the July 2, 2012 announcement of our Tax Amnesty Program we have had 43 properties make payment on their taxes:

<b>Original Delinquency</b>			
<u>Date</u>	<u>Principal</u>	<u>Penalty</u>	<u>Total</u>
06/30/12	\$ 176,221.19	\$ 70,881.46	\$ 247,102.65

<b>Cumulative Collection</b>		
<u>Date</u>	<u>Principal Paid</u>	<u>Penalty Waived</u>
07/11/12	\$ 4,566.43	\$ 429.36
07/25/12	\$ 24,436.63	\$ 3,990.02

**Delaware Forest Service Survey & Grant**

The Town, in cooperation with the Delaware Forest Service has conducted a survey of the trees in and around The Circle, along East Market Street and Wilson Park. There were three (3) trees identified as distressed and/or diseased:

1. Silver Maple – in front of Fuqua, Yori & Willard
2. Red Oak – in The Circle, next to the fountain
3. Norway Maple – in Wilson Park

The Town is preparing a 2012 Urban and Community Forestry Grant to fund the removal of the trees should Council concur. The Town's match will be equal to the amount of the grant request. In the Spring of 2013 we will be working on a comprehensive replacement of the trees along East Market Street. Councilperson

West asked about the time frame for removal of the trees, Town Manager stated it was recommended to take the trees down as soon as practical.

Motion by Councilperson Barlow, seconded by Councilperson Hartstein to authorize for the removal of three (3) trees and submission of the Urban and Community Forestry Grant Application. **APPROVED (unanimous).**

### **Economic Development Incentive Request**

The Town has received a letter from the Onix Group requesting the Economic Development Incentive be afforded to their project. A copy of the request has been provided to the Mayor and Council. This is for their planned construction of a new office complex (approximately 44,000 SF) at the Shops of College Park. Approximately 20,000 SF are scheduled for a Medical Arts Pavilion.

Pleasure of the Mayor and Council – suggest the following:

1. Payment of impact fees (for water and sewer) being split twenty-five (25%) percent at building permit issuance, and the remaining seventy-five (75%) percent prior to the issuance of the certificate of occupancy;
2. Suspension of the Emergency Services and Georgetown Recreation, Education and Arts Trust (G.R.E.A.T.) program fee; and
3. Phase in of property taxes on the increase in the improvements over a five (5) year period.

Councilperson Barlow expressed the need for a medical complex in Town. Councilperson Hartstein and Councilperson West were in favor of the request. Councilperson Dennis asked if the Town was setting precedence with future applications in approving this request. Town Manager stated the Town would consider future requests on a case by case situation. Targeted businesses were very specific in nature as part of the Economic Development Incentive. Town Solicitor concurred that applications would be reviewed on a case by case situation.

Motion by Councilperson Barlow, seconded by Councilperson Hartstein, to approve the Economic Development Incentive Request, Items #1, #2, and #3 as stated above with a letter being sent stating as such to the Onix Group. **APPROVED (unanimous).**

### **Temporary Storage Request**

The Town has received a letter from the Primeros Pasos requesting permission to store three (3) buildings on their Savannah Road site as they progress through the planning & site plan review process. A copy of the request, photographs of the buildings and a schematic site plan have been provided for your review.

Mayor Wyatt asked that the buildings be boarded up to alleviate break-ins during the storage of the classroom buildings. Councilperson Dennis asked what Primeros Pasos is. Town Manager explained what the organization's function is with a brief history of the particular site. Councilperson Barlow asked about their funding, and according to Mr Dave Baker, Board Member they do have funding. Councilperson

Barlow is not confident about the organization, with funding, considering their past history in moving a previous temporary building that was placed there. Councilperson Hartstein asked if the 180 days could be changed to 90 days. Councilperson Barlow asked to see some type funding in place. Councilperson Dennis asked that their 501 documentation be available, with their financials or last available audit.

Motion by Councilperson Barlow, seconded by Councilperson Hartstein to have the buildings boarded up to prevent vandalism or unauthorized entry, valid for 90 days with the option to request an extension of 90 days, and supply financial statements audited and proof of funding for the project. **APPROVED (unanimous)**.

#### **Alternative Energy Supplier**

On an annual basis the town spends over \$165,000 on electric utility service through Delmarva Power. This excludes some operations that are covered by the Delaware Electric Cooperative. Last year (July 2011) we selected an alternate energy supplier for a one (1) year contract. This resulted in a savings of approximately \$20,226.00. We have received a proposal from BidURenergy for a one (1) year contract at a rate of \$0.07205/kWh. This is approximately \$0.003/kWh lower than the proposed rate with our current supplier Integrys.

Motion by Councilperson Hartstein, seconded by Councilperson West to authorize the Town Manger to enter into a one (1) year energy supplier contract with BidURenergy. **APPROVED (unanimous)**.

#### **Waste Industries (IDS)**

Waste Industries has been in discussion with the Town regarding the day of the week for single day, town wide trash collection. Currently this takes place on Monday and has created some issues with trash containers being placed out on Friday evening and remaining out until pick up on Monday. We are in agreement and Waste Industries is responsive to making a change to Fridays.

Once a start date is set, this will be communicated to all customers via a post card mailing by Waste Industries. Going forward trash collection will occur on every Friday, with curbside recycle every other Friday.

#### **Playground Committee**

The Town has received replies from the following individuals with regard to the Playground Committee:

- Becky Breasure
- Chris Lecates
- Bo Shockley
- Linda Thompson
- Linda Williams
- Bill West, Councilman, Liaison
- Angela Townsend

Motion by Councilperson Barlow, seconded by Councilperson Hartstein, to approve the Mayor's appointment of the Playground Committee and report back to Council within 180 days. **APPROVED (unanimous).**

**Miscellaneous**

- Water Leaks
  - Number 11: 205 South Railroad Avenue – Repaired Service Line
  - Number 12: 15 West Laurel Street – Replaced 1” Service Line
  - Number 13: 10 Depot Street – Replaced 1” Service Line
- Reminder: Town Council Meeting of August 8, 2012 has been cancelled; next Regular Town Council Meeting will be on Wednesday, August 22, 2012.
- Town Sponsored Yard Sale
  - Date set – Saturday, September 8<sup>th</sup> from 7:00 am to 3:00 pm
  - Press Release distributed
- Service Anniversaries

<u>Employee</u>	<u>Department</u>	<u>Years</u>
Bill Bradley	Public Works	27
Kenny Wilson	Waste Water	16
Jeff Ward	Public Works	6
Linda Zelo	Police Department	3

**6. 2<sup>ND</sup> READING & ADOPTION OF ORDINANCES**

**A. ORDINANCE #2012-8 HANDICAP PARKING & METERS**

This ordinance:

- Establishes parking areas for the use of persons to whom a special handicapped registration plate has been issued.
- Clearly defines some areas where the Town can improve upon with respect to our parking enforcement.

With adoption of this Ordinance the Town is also requesting the elimination of parking meters on the following streets due to the lack of tickets being issued. Streets to be eliminated are: North Race Street and South Front Street.

Motion by Councilman Dennis, seconded by Councilman Barlow, to adopt Ordinance #2012-8 Handicap Parking & Meters. **APPROVED (unanimous).**

**“The Ordinance is incorporated as part of the minutes.”**

**7. PUBLIC COMMENT**

Gary Wolfe running for Sussex County Council, District 2 was in the audience and introduced himself to Town Council. Sam Wilson is currently holding that seat on Council. Mr Wolfe supplied the Town Council with his contact information.

Wayne Ellingsworth, 107 Burton Street: Inquired as to the status of 123 W Market Street. Mr Ellingsworth feels that he is entitled to all information surrounding the property, what the Town paid for it, what the Town is selling it for, and if the Town has received any insurance checks. Mr Ellingsworth feels the Town has not been

forthcoming with information that is given to the residents. Mr Ellingsworth also complained about the street sweeper never coming down Burton Street in 20 years.

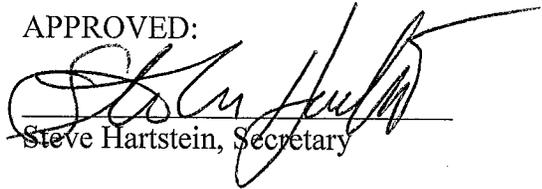
Mr Ellingsworth was asked to fill out a FOIA form making it possible to supply him with the requested information he asked for.

Correspondence was received from Mary Deeter, South Bedford St, in response to the playing in the street ordinance.

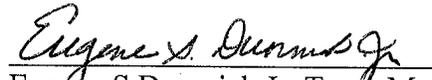
**8. ADJOURNMENT**

Motion by Councilperson Barlow, seconded by Councilperson Dennis, to adjourn at 8:08p.m. **APPROVED (unanimous).**

APPROVED:

  
Steve Hartstein, Secretary

ATTEST:

  
Eugene S Dvornick Jr, Town Manager