

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING MINUTES**

Meeting Date: Wednesday, September 26, 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 SEPTEMBER 12, 2012 TOWN COUNCIL MINUTES

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

5. RECOMMENDATION FOR ZONING REVISIONS TO ADDRESS BREWERY USES

The Town Manager presented the Council with a PowerPoint Presentation.
Recommendation for zoning revisions to address brewery uses:

- Addresses the Following
 - ❖ Review of objectives
 - Identify Effective Means to Eliminate Conditional Use for Brewery Operation
 - Preserve Existing Zoning
 - Protect Existing Business
 - Protect Surrounding Area
 - Recommend Changes to Zoning Code, as necessary
 - Utilize Industry Standards, as appropriate
 - ❖ Introduce new Definitions
 - Restaurant and Bar, Brewpub – Establishments that are primarily a restaurant and bar, but which include the brewing of beer as an accessory use. A brewpub produces only enough beer for consumption on the premises of for retail carryout sale in containers commonly referred to as growlers.
 - Microbrewery - Establishments that are primarily a brewery, which produce no more than 15,000 barrels (465,000 US gallons/ 17,602.16 hectoliters) of beer per year. Microbreweries sell to the general public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer

- acting as wholesaler to retailer to consumer); and, directly to the consumer for consumption on the premises or for retail carryout sale.
- Regional (Small) and Large Brewery - Establishments that are primarily a brewery, which produce more than 15,000 barrels (465,000 US gallons/ 17,602.16 hectoliters) per year.
 - A **regional (small) brewery** typically has an annual beer production of between 15,000 and 6,000,000 barrels.
 - A **large brewery** typically has an annual beer production of more than 6,000,000 barrels.
- ❖ Use Specific Standards
 - Ensures Protection for adjoining properties
 - Outlined as Part of Zoning Ordinance Revision
 - In Addition to Development Design Standards
 - Includes items such as:
 - Equipment Screening, Loading and Unloading, Outside storage, and Minimum Acreage (Microbrewery)
- ❖ Permitted Use
 - Restaurant and Bar, Brewpub and Microbrewery
UB1 – Urban Business, UB2 – Neighborhood Business
HC – Highway commercial, LI1 – Limited Industrial
LI2 – Light Industrial, HD – Historic District
 - Brewery (Regional and Large)
LI1 – Limited Industrial, LI2 – Light Industrial
- ❖ Next Steps
 - Initiate Zoning Amendment Process
 - Planning Commission
 - Public Hearing
 - Recommendation
 - Town Council
 - Public Hearing
 - 1st Reading of Proposed Ordinance
 - 2nd Reading and Adoption of Proposed Ordinance

There were no questions or comments from Council.

Motion by Councilperson Hartstein seconded by Councilperson Barlow, to initiate the zoning amendment process by forwarding the request to the Planning Commission for a public hearing and submitting a recommendation back to Town Council. **APPROVED (unanimous)**.

6. **DEPARTMENTAL REPORTS**
A. GENE DVORNICK – TOWN MANAGER
Primeros Pasos

Dave Baker delivered a copy of the Primeros Pasos (First Steps) financial audit as of June 30, 2011 as was requested as part of the building placement on their property along Savannah Road. Additionally, he indicated the group has received a grant from HUD in the amount of \$194,800.

The buildings have been checked and found to be secured as was requested by the Town.

Public Works – Part-time Employee

The Town has advertised the Maintenance I part-time position and set an application closing date of Friday, October 5, 2012. To date we have received 10 applications.

Service Line Replacement Project

Work on service line replacements is going well. Most of the Kimmeytown area has been completed and it is anticipated asphalt patching will begin next week. The crew will be moving to Race Street and working from Pepper Street towards East Market Street.

The Town has been requested to provide three (3) dates for a photograph recognizing the Service Line Replacement Project. This would include the Mayor and Council as well as Mr. Tom May (Health Systems Protection Chief) and Ms. Heather Warren (DWSRF Coordinator) from the Office of Drinking Water.

Mayor & Council agreed on October 18, 2012 at 4:30pm or October 25, 2012 at 4:30pm.

Market Street Beautification

Since being approved by the Mayor and Council, the Market Street Beautification (Trash Container) Project has received \$300.00 in donations and pledges totaling \$2,500.00. Anyone wishing to contribute towards the project can make a check payable to the Town of Georgetown – all funds collected towards this project are being kept separate from the other funds of the Town.

Skunk Patrol - Control

The Town met with a representative of Advanced Pest Management regarding the ongoing skunk issues running from South Bedford Street towards the Post Office and the homes along South King Street.

APM indicated we are not unique, as many areas are struggling with skunks. They did provide a proposal to place 20 traps, for a minimum of 5 days. Total cost, including removal of skunks, would be \$1,624.00.

Motion by Councilperson Barlow, seconded by Councilperson Hartstein, to contract Advanced Pest Management in the amount of \$1,624.00 for the removal of skunks.

APPROVED (unanimous).

Miscellaneous

- Upcoming Events:
 - Sussex County Association of Towns, Dinner Meeting, Wednesday, October 3, 6:00 PM – Seaford (Candidate’s Night)
 - SCAT Steering, Friday, October 5, 9:00 AM – Lighthouse Landing
- Water Leaks
 - Number 20: Town Alley (Maintenance Shop) – Replaced 1 1/4” service line
- Business License Signage Estimate has been provided to Representative Briggs-King for funding.
- Town did submit to Senator Booth a listing of projects (street, drainage, sidewalk and streetscape).
- Service Anniversaries

<u>Employee</u>	<u>Department</u>	<u>Years</u>
Laura Givens	Administration	11
Matt Barlow	Police Department	9

Joel Diaz	Police Department	9
Bradley Cordrey	Police Department	8
John Wilson	Police Department	7
Angie Townsend	Administration	7
Donald Robinson	Public Works	4

7. **PUBLIC COMMENT**

Max Walton, Attorney for 16 Mile Brewery spoke in support of the zoning revisions. His and Mr McCrea's concern is with the cap on production. With a reconfiguration of the current brewery 16 Mile could easily produce 30,000 to 35,000 barrels per year. If the cap of 15,000 is placed, the applicant would be in front of Council in the future asking for an increase in production limits. We are looking to partner with the Town in reaching a favorable compromise.

Mr Walton will try to supply the Town with preliminary figures as to production limits by the scheduled Planning Commission meeting in November.

Michael Wyatt recognized former Mayor Brian Pettyjohn.

8. **EXECUTIVE SESSION**

The Town council will meet in Executive Session with respect to ongoing and potential litigation.

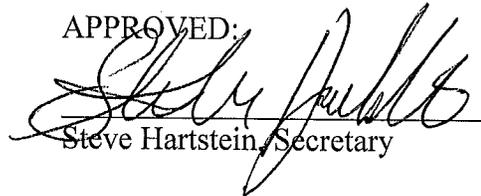
Motion by Councilman Barlow, seconded by Councilman West, to adjourn to Executive Session at 7:28p.m. **APPROVED (unanimous).**

Executive Session exited at 8:01p.m.

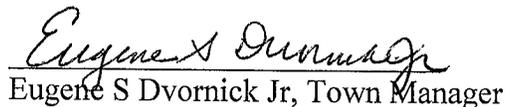
9. **ADJOURNMENT**

Motion by Councilperson Barlow, seconded by Councilperson West, to adjourn at 8:03p.m. **APPROVED (unanimous).**

APPROVED:


Steve Hartstein, Secretary

ATTEST:


Eugene S Dvornick Jr, Town Manager