

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, Dec. 1, 2025

7:30 p.m.

**Town Hall Council Chambers
19 W. Green St., Middletown**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Minutes Approval**
- 4. Treasurer's Report**
- 5. Bills Payable**
- 6. Police Report**
- 7. Middletown Main Street Update**
- 8. Public Hearings**
 - A. Proclamation (moved to January meeting)
 - B. Motion to approve a Public Assembly Permit for the M.O.T. Pastor's Alliance to host a prayer vigil on Jan. 1, 2026 at Cochran Square, from 10 to 11 a.m.
 - C. 700 N Broad Street – Conditional Use Permit request for a locker company (PENCO Products, Inc.) to fit out a vacant warehouse space for receiving locker parts, store them in racks and upon customer orders, assemble lockers by a rivet process and ship to customers, in an M-I zoned area. CU-14-25. Tax Parcel No. 23-003.00-009.
 - D. 737 Wallasey Drive – Conditional Use Permit request for a mobile dog grooming service (Pawsh Paws). The request is to provide all grooming services off-site at clients' homes with no customers or traffic to the residence. Address to be used solely for business registration. CU-15-25. Tax Parcel No. 23-044.00-072.
 - E. 128 Patriot Drive, Suite 9 – Conditional Use Permit request for a pest services company (Orkin) in an M-I zoned area. CU-16-25. Tax Parcel No. 23-041.00-015.
 - F. 300 Fields Way, Middletown Village – Minor Subdivision Plan for one R-1A-zoned lot to be subdivided into single-family lots at a later date, and one open space lot to be dedicated to the Town of Middletown. This plan was previously approved by Mayor & Council with 27 single-family lots and an open space lot dedicated to the Town of Middletown. Tax Parcel No. 23-024.00-172.

- G. 336 Brick Mill Road – Record Major Land Development Plan for a 10,000-square-foot daycare building and a 21,600-square-foot office / medical office / healthcare building, on 3.2 acres, in a C-3 zoned area. Tax Parcel No. 23-057.00-159.
- H. Motion to ratify a contract with Orange Can for SBR sludge disposal.
- I. Motion to ratify a contract for the demolition of the structure on Green Street.
- J. Motion to ratify a contract for Electric System Engineering Analysis and Field Software and associated training.
- K. Motion to ratify a professional services agreement to prepare a Pollution Reduction Plan as required by the EPA MS4 permit for the Town of Middletown.
- L. Motion to ratify Resolution 25-12-01 to amend Section 4-15 of the Town of Middletown Personnel Policy.
- M. Motion to authorize the acceptance of the open space that is to be conveyed to the Town of Middletown from portions of Tax Parcel 23-024.00-172.

9. Unfinished Business

10. New Business (Public Comment Section)

11. Executive Session

- A. Discuss personnel matters in which the names, competency and ability of individual employees or students are discussed, pursuant to 29 Del. Code §10004(b)(9).
- B. Discussion of the content of documents, excluded from the definition of “public records” in §10002 of this title where discussion may disclose such documents, pursuant to §10004(b)(6) of 29 Del. Code.

12. Adjournment