

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, Feb. 2, 2026

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. Police Accountability Committee Update**
 - 8. Middletown Main Street Update**
 - 9. Public Hearings**
- A. 105 E. Cochran Street – Conditional Use Permit request for an auto detailing building / garage (Detail Works) in an R-1A zoned area. CU-01-26.
Tax Parcel No. 23-009.00-046.
- B. 17 Wood Street, Unit 39 – Conditional Use Permit request for an indoor playground (The Cozy Play Corner) in a C-2 zoned area. Indoor playground is designed for children 8 months to 7 years old. Play areas may contain slides and climbing structures.
CU-02-26. Tax Parcel No. 23-005.00-038.
- C. 301 Business Park North (northwest intersection of Warwick Road and Middle Neck Road) – Amended Record Major Land Development Plan for a 2.4 million +/- square-foot, single-story e-commerce fulfillment center with an interior mezzanine, which will replace / supersede the previously-recorded plan dated Dec. 6, 2025, at this location. The amended plan submission contemplates all necessary changes to site improvements, utility infrastructure and stormwater management for this new building.
Tax Parcel No. 23-073.00-001.
- D. 0 Summit Bridge Road – Concept Plan for an RV / Boat Storage facility, located on the west side of Summit Bridge Road, just south of Windmill Lane on 5.44 +/- acres in a C-3 zoned area. Tax Parcel Nos.: 23-028.00-243, 23-028.00-244 and 23-028.00-245.
- E. 5187 Summit Bridge Road – Record Major Land Development and Subdivision Plan for a project to combine three (3) lots totaling 3.01 +/- acres, to develop two commercial / flex buildings in two phases, in a C-3 zoned area. Phase 1 consists of a 9,900-square-foot building with associated parking and site improvements. Phase 2 consists of a

9,480-square-foot building with associated site improvements and parking.
Tax Parcel Nos: 23-028.00-253, 23-028.00-254 and 23-028.00-255.

- F. Motion to adopt Ordinance 26-01-01 to amend Chapter 45, Section 21 of the Town of Middletown Code of Ordinances, to amend the business license fee chart for 2026.
- G. Motion to adopt Ordinance 26-01-02 to amend Section 4 in the Town of Middletown Zoning Code regarding the sales of food and goods from mobile units.
- H. 2026 Tree Planting & Tree Management Grant discussion.
- I. Motion to adopt Resolution 26-02-01 to amend the Town of Middletown Personnel Policy Manual.
- J. Motion to ratify a professional services agreement for services involving financial planning, strategic guidance, policy formulation, and support for debt issuance.
- K. Motion to ratify a Licensed Business Auditing and Consulting Agreement with Apothic Revenue Resources, LLC.
- L. Motion to ratify a professional services agreement for general on-call engineering services.

10. Unfinished Business

11. New Business (Public Comment Section)

12. 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.

13. Adjournment