

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, July 6, 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. Middletown Main Street Update**
 - 8. Public Hearings**
- A. Motion to adopt the FY'27 Budget for the Town of Middletown.
 - B. Motion to adopt Resolution 26-07-01 to set all utility rates, customer charges and fees pursuant to the FY'27 Budget.
 - C. Motion to approve the placement of teal bows on Main Street for "Turn the Towns Teal" campaign.
 - D. 613 Tower Lane – Preliminary Major Land Development Plan for Lot S, Middletown Auto Park, for three (3) warehouse / flex space buildings with a combined 37,194 square feet and associated parking and improvements, in an M-I zoned area. Tax Parcel No. 23-010.00-049.
 - E. 765 Middletown-Warwick Road – Preliminary Major Land Development Plan for Phase 3 of the Westown Town Center Parcel 3, to amend the Record Plan approved in 2018. This plan proposes 100,614-square-feet of building area within Buildings B, C, D, and F. Building E, depicted on the original plan as a credit union, has been removed. Buildings G, H, and I have been constructed. Tax Parcel No. 23-049.00-038.
 - F. 436 Green Giant Road – Preliminary Major Land Development Plan for the Green Giant Elementary School, a two-story, 94,153+/- square foot building in an R-1B zoned area. Tax Parcel No. 23-054.00-005.
 - G. 28 – Anderson Street – Minor Subdivision Plan for the subdivision of the parcel into three lots for construction of a single-family semi-attached dwelling on lots 1 & 2. Lot

- 3 will be reserved for future development. Located on 0.21 +/- acres in a C-2 zoned area. Tax Parcel No. 23-006.00-241.
- H. 224 Wiggins Mill Road – Concept Plan for Greenough at the Estates of Saint Annes. Tax Parcel No. 23-053.00-001.
 - I. 835 Middletown-Warwick Road – Conditional Use Permit request for a Water Wings Swim School in a C-3 zoned area. The indoor swim facility will offer structured swim lessons, water safety education, stroke development, private lessons and parent-and-child classes for children and adults, year-round. CU-12-26. Tax Parcel No. 23-065.00-018.
 - J. 100 S. Broad Street – Conditional Use Permit request for a personal injury and workers’ compensation law firm (Law Office of Heather A. Long) in an R-1A zoned area. CU-14-26. Tax Parcel No. 23-009.00-026.
 - K. Motion to approve Ordinance 26-06-01 to amend Chapter 115 in the Town of Middletown Code of Ordinances to amend the 2021 International Plumbing Code Section 603.2 (Separation of water service and building sewer).
 - L. Motion to approve Ordinance 26-06-02 to amend the application procedures, term limits and other requirements of the Town of Middletown’s appointed boards, commissions and committees.
 - M. Motion to approve Ordinance 26-06-03 for the Rezoning of 20 N. Cox Street from R-1A to R-2. Tax Parcel No. 23-006.00-239.
 - N. Motion to ratify a utility easement agreement for 205 Grears Corner Road. Tax Parcel No. 14-011.00-004.
 - O. Motion to ratify a contract with KCI Technologies for professional services related to the FY’27 Town of Middletown MS4 Permit.
 - P. Introduce Ordinance 26-07-01 to amend Chapter 118 of the Town of Middletown Code of Ordinances to include dumpsters and temporary storage containers.

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).**

12. Adjournment