

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, June 1, 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 approve a Public Assembly Permit for the M.O.T. Fall Fair on Oct. 11, 2026 (rain date Oct. 18, 2026) from 10 a.m. to 4 p.m. at the M.O.T. Youth Football & Cheerleading Complex, Silver Lake Road.
 - B. Motion to adopt Ordinance 26-05-01, to amend Chapter 46 in the Code of Ordinances (Manual of Construction Specifications and Details for Roads, Open Space and Utilities) for the Town of Middletown.
 - C. Motion to adopt Ordinance 26-05-02 to amend Section 2 and Section 4H of the Town of Middletown Zoning Code.
 - D. Introduce 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).
 - E. Introduce 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.
 - F. 436 Green Giant Road – Concept Plan for the Green Giant Elementary School, a two-story, 61,087 +/- square foot building in an R-1B zoned area.
Tax Parcel No. 23-054.00-005.

- G. 126 Patriot Drive, Suites 1 and 2 – Conditional Use Permit request for a consumer electronic goods (laptops, tablets, watches, etc.) shipping and receiving business (Eyedealsystems, LLC) in an M-I zoned area. CU-09-26.
Tax Parcel No. 23-041.00-014.
- H. 538 Lilac Drive – Conditional Use Permit request for a home-based utility engineering consultant business in an R-1B zoned area. CU-10-26. Tax Parcel No. 23-026.00-039.
- I. 119 Patriot Drive, Unit D – Conditional Use Permit request for a recreational cheerleading academy (Supreme Loyalty Cheer) to locate in an M-I zoned area. This location is in addition to the previously-approved location at 117 Patriot Drive, Suite C. CU-11-26. Tax Parcel No. 23-041.00-019.
- J. 105 Patriot Drive – Minor Land Development Plan and Conditional Use Permit CU-10-19 (expired plan and conditional use permit being resubmitted) for a one-story, 9,450-square-foot medical / professional office building in an MI-zoned area.
Tax Parcel No. 23-041.00-027.
- K. 28 Anderson Street -- Minor Subdivision Plan for the subdivision of the parcel into three lots for construction of a single-family semi-detached dwelling on lots 1 and 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.
- L. 1035 Industrial Drive – Record Major Land Development Plan for seven (7) one-story buildings for flex space use, totaling 315,000-square-feet of gross floor area with associated site improvements to be constructed on 42.33 +/- acres in an M-I zoned area.
Tax Parcel No. 23-012.00-011.
- M. Motion to ratify a consulting services agreement for enterprise resource planning software selection advisory services.
- N. Motion to ratify a professional services agreement for pension-related legal matters.
- O. Motion to ratify a contract for the 2026 Road Restoration Project.
- P. Motion to ratify an amendment to the contract with First State Inspection Agency, Inc.
- Q. Introduce 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.

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