

The regular meeting of Mayor and Council was held on the above date with Council members Drew Chas, Jim Royston, Craig Sherman, Bruce Orr and David Thomas present with Mayor Kenneth Branner presiding. Town Manager Morris Deputy and Town Solicitor Scott Chambers were also present.

2. Pledge of Allegiance

3. Minutes approval: Moved by Mr. Sherman and seconded by Mr. Orr to approve the Minutes of June 2, 2025 as presented in printed form. Motion Carried Unanimously.

4. Treasurer's Report: Moved by Mr. Chas and seconded by Mr. Royston to approve the Treasurer's Report as presented in printed form. Motion Carried Unanimously.

5. Bills Payable: Moved by Mr. Chas and seconded by Mr. Royston to approve the Bills Payable as presented in printed form and pay as funds become available. Motion Carried Unanimously.

6. Police Report: Chief William Texter

The MPD responded to 1,222 calls for service during the period of May 15 thru June 15, 2025.

- **1 District:** 6/9/25 – Middletown Village – vehicle theft.
- **2 District:** 5/20/25 – Family Dollar – burglary; 5/25/25 – Estates at Dove Run – vehicle theft.
- **3 District:** Nothing significant to report.
- **4 District:** Nothing significant to report.
- **Dispositions:** Traffic Summonses: 238; Criminal Arrests: 101; Warnings: 119; Reports Written: 224; FSR/CPC: 348.
- **Support Services:** Collaborative meetings; nonprofit, neighborhood, school and business checks; Coffee with a Cop; Recruitment events; Delaware Torch Run and Special Olympics medal presentations, etc.
- **TAC Report:** Stop sign at Cedar Lane Road: 22C/25W; Gloucester Blvd.: - speed – 7C/1W; E. Cochran St.: speed – n/a; 299/Dove Run: traffic violations - 2W.
- **Calls for Service:** 1 District – 153; 2 District – 138; 3 District – 98; 4 District – 48.
- **Annual Youth Academy:** Space is still available - contact the MPD.

Moved by Mr. Thomas and seconded by Mr. Royston to approve the Police Report as presented by Chief Texter. Motion Carried Unanimously.

7. Police Accountability Committee Update: Councilman Thomas

- The meeting for the Police Accountability Committee was held July 11.
- CALEA (accreditation and training) was the focus of the meeting.
- State law requires Accountability Commissions to have training. Capt. Davis presented a session on use of force, with scenarios on what is allowed versus what is not allowed to comply with that requirement.
- The next meeting will be held September 10 at 6:30 p.m. at the Middletown Police Station.

Moved by Mr. Royston and seconded by Mr. Sherman to approve the report provided by Councilman Thomas. Motion Carried Unanimously.

8. Middletown Main Street Update: Kate Rokosz

- The Middletown Family Funfest is scheduled for July 19th, in the Town Hall parking lot. Children's activities, crafts, DJ, food trucks, etc. will be available.
- The Third Annual Peach Scavenger Hunt will start July 19th. Peaches will be hidden in stores throughout Main Street and the downtown district. Additional information is on the website.
- MMS is accepting applications for a "Hype Team" to help grow the community; information is on the website.

Moved by Mr. Orr and seconded by Mr. Thomas to approve the MMS report as presented by Director Kate Rokosz. Motion Carried Unanimously.

9. Public Hearings:

9-A. Motion to adopt the FY'26 Budget for the Town of Middletown.

Mayor Branner presented the proposed FY'25-'26 Budget and Recap of the FY'25 Budget.

Recap of 2024 Operating Budget:

The Town is experiencing a recent uptick in Commercial and Industrial growth as the fiscal year ends. This includes the issuing of additional construction permits to STA Pharmaceutical, which continues with the construction of their complex. Four buildings are up and the fifth building should start soon. This uptick also includes the recent opening of Target, Hobby Lobby, Sprouts and Pet Smart, Outback and Chili's restaurants. First Watch and Honey Grow have started construction as well as Freddy's Steak Burgers by Chick-fil-A.

In addition to that, companies are looking at properties for Data Centers in the industrial complexes on the west side of Town.

Amazon recently settled on a location next to the Puglisi Egg Farm. This will be an 18-month buildout, scheduled to open the end of 2026.

Expenses were managed efficiently by the department supervisors in FY'25, thanks to various operational efficiencies and strategic planning. Additionally, the Town was able to complete other capital and maintenance projects prior to the recent increases in construction material prices. These efficiencies will continue into FY'26, where expenses are carefully planned, line item, by line item as recommended by Moody's and S&P when our bond rating was updated this year.

Even with everything mentioned above, we still came in under budget for FY'25.

Recap of FY'25 Capital Budget: \$2,981,000

Our employees and partners continued to work on critical projects during FY'25; following are some of them:

- Police Department
 - Fleet purchases and minor building improvements.
 - Continuing to recruit and hire new officers; 2 officers are currently in the state and county police academies; 2 more just completed and passed the background process and will start this week.
 - Negotiated a new two-year adjustment in the contract with the Police FOP.

- IT Department
 - Upgrades to the Town Hall data center.
 - Upgraded Town Hall work stations.
 - Installed fiber to well #6 and Town radio frequency.
- Municipal Services
 - Completed upgrades and widening of existing streets that showed disrepair.
 - The Green Street Extension from the library to Dickenson Blvd. has progressed and the agreement to proceed is finalized. Anticipate construction to start late summer; some site work has started on the parcel. Funding has been approved and secured and will be reimbursed by DelDOT.
 - Purchased a new backhoe, sweeper and mower.
 - In Silver Lake Park, with partnership with M.O.T. Little League, two new lighted baseball fields have been completed and were ready for this year's season opener.
- Electric Department
 - Purchased new infrared cameras, meter recorder and fault locators.
 - Purchased a 3-phase cable trailer.
 - Replaced a backhoe.
- Water Department
 - Made upgrades to several lift stations.
 - Constructed additional office space at public works.
- Wastewater Department
 - Repaired the "sag" at Levels Road and Rt. 301.
 - The SBR WWTP is almost completed and should be in operation within a few months.

Recommendation for FY'26 and Summary of Operation and Capital Budgets.

The proposed FY'26 Operating Expenditures Budget is \$66,583,268, which is about 6.5% higher than the FY'25 Operating Budget. This is a total budget of \$5,397,604 for Capital Improvements, which are necessary, and included in the total Operating Budget.

Income for 2025-26 from property and transfer taxes is expected to increase versus last year's budget, as we experience a continued increase in both residential and commercial growth. This will only strengthen our tax and utility base even more. However, new homes continue to be built more efficiently, thus helping to control our costs in providing utility services, but it also increases our costs to treat and dispose of wastewater.

The Town's full-time employee count increased to 168 full-time employees and 40 part-time for a total of 208 employees. We will continue to handle our employment needs through transfers from other departments, attrition and outside when applicable.

In addition, the Town was able to actively manage a significant portion of employee health care cost increases by remaining with the Delaware Valley Health Trust, a risk sharing pool that is owned and operated by over 125 public entities in Pennsylvania and Delaware. Continuing this partnership allows one of the most competitive benefit packages among state municipalities.

As mentioned earlier, our total 2025-26 Capital Budget is \$5,397,604. Some projects are multi-year projects that total approximately \$8,000,000 and are financed. Our FY'26 Budget is only impacted by \$5.4MM because we are using ARPA Funds (American Rescue Plan Act), approved low interest State Revolving Fund Loans; our Bond Anticipatory Note; our Reserve Accounts (Capital

Development Fees) and Equipment Lease Lines for Police vehicles and other essential equipment. This kind of financing allows us to keep costs down to our residents.

Highlights of recommendations for Capital Improvements in FY'26 Budget:

IT Department

Refresh Town Hall Desk Top Data	\$	49,000
Purchase 200 units of the Cisco Webcam	\$	39,200
Replace and install new CCTV Cameras	\$	820,000

The new installations include interior cameras in Town Hall, Public Works, Wastewater/Water Plant and Police Station. Exterior cameras will be installed in areas of concern on Cole Boulevard, Duke Park, Charles Price Memorial Park and Silver Lake Park. These cameras will operate 24 hours per day and record as they operate.

Electric Department

Phase 1 sub-station to Middletown Shopping Center	\$	835,000
Industrial Drive breakers	\$	325,000
Cable Tensioner	\$	60,000

Water Department

Dismantle obsolete reservoir	\$	300,000
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Wastewater Department

New Crane Truck	\$	252,000
Shop Equipment	\$	15,000
Repair/overhaul 6 lift stations	\$	215,000
Completion and startup of SBR WWTP	\$	200,000

Municipal Services Department

Municipal Street Aid Projects	\$	1,000,000
Green Street Extension w/roundabout (to be reimbursed by DelDOT)	\$	1,319,000
Lawn mower replacements	\$	60,000
Install Industrial Drive guardrail	\$	350,000
4 light tower replacements	\$	50,000
Replace Lakeside playground	\$	100,000
Repave all Silver Lake walking trails	\$	400,000
Purchase a crack sealer trailer	\$	70,000
Stormwater Management Improvements	\$	100,000

Police Department

Study to expand and design a new Police bldg.	\$	550,000
Station improvements	\$	20,000
Replace 7 vehicles	\$	446,800
Replace LPR Camera	\$	<u>75,000</u>

Total Capital Costs **\$ 5,397,604**

There are no recommended, planned or budgeted tax increases for FY'26. The tax rate is currently the lowest in the state at \$0.30/100. After the state mandated reassessment, their recommendation was the existing tax rate should drop between \$0.04 to \$0.05 cents to stay balanced. The recommendation was accepted; the rate will remain whole without any increase. The final rate will be determined after the 2025 tax roll is received from New Castle County.

Our Customer Charge for electric increased slightly, but the rate charges decreased so the electric rates will be revenue neutral.

Business and commercial customer charges (water, sewer, street maintenance fee and trash) will increase slightly. The average resident will see an increase of approximately \$14 per month. This will help recover the cost to the Town as a result of increase in operating costs and supplies.

The Inspection and Permit fees have been reviewed and adjusted to cover our cost of service for FY'25/'26. These incremental increases, based on our existing ordinance, will allow us to maintain the pace of growth within Town.

We will continue our annual contribution to the Volunteer Hose Company of \$500,000 which also includes free utilities. This is because of an increase in ambulance runs and fire calls within Town, and the overall costs to meet the needs to provide excellent fire and ambulance service to the residents of Middletown.

Any other expenses that are needed to meet our budget will be done by transferring funds from the Capital Developers Account, rather than by impacting residents thru additional utility increases during the year. With worldwide inflation currently over 6%, we know times are trying and we will do whatever we can to help our residents, by keeping our rates low.

Even with these rate increases in place, Middletown still offers the lowest overall utility and tax rates in the state. Our average utility bill is about \$200 less per month than comparable municipalities that offer the same services, and about \$100 less per month than those who live in unincorporated areas of New Castle County.

The following Budget for FY'25-'26 is proposed:

Total Expenditures (including Capital)	\$ 71,980,872
Use of Reserves for Revenue (transfer from Capital Developers Account to balance Budget)	\$ 2,364,985
Balanced Operating Budget	\$ 71,980,872

Moved by Mr. Chas and seconded by Mr. Orr to adopt the proposed FY'25-'26 Budget as presented. Motion Carried Unanimously.

A resident asked if the St. Anne's Park was included in the budget. Mayor Branner explained the park wasn't included when the budget was being drafted. Council and the Police Department will evaluate the park, and if it is added to the budget, funds from the Capital Developers account will be transferred.

9-B. Motion to adopt Resolution 25-07-01 to set all utility rates, customer charges and fees pursuant to the FY'26 Budget.

Morris Deputy: The Resolution details the rates per the budget just adopted.

Moved by Mr. Chas and seconded by Mr. Royston to adopt Resolution 25-07-01 to set all utility rates, customer charges and fees pursuant to the FY'26 Budget adopted as recommended by the Town Manager. Motion Carried Unanimously.

9-C. Motion to adopt Resolution 25-07-02 to set the FY'26 property tax rate.

Morris Deputy: Since the exact rate has not yet been received from the county, the recommendation is to table the Resolution until the August meeting.

9-D. Proclamation honoring the Rev. Robert Harting.

A proclamation was presented to Rev. Harting in recognition for his 43 years of service as the pastor at Grace Presbyterian Church, fire house Chaplin, his dedication and many services to the community. Rev. Harting retired Sunday, June 29th. Mayor and Council proclaimed July 7th as the "Rev. Robert P. Harting Day" in the Town of Middletown.

9-E. 334/338 Auto Park Drive – Concept Plan for a 113,400 square-foot warehouse to be located on Tax Parcel Nos. 23-010.00-045 and 23-010.00-046.

Brian Dunn with SunCap Property Group, presented a concept plan for 334/338 Auto Park Drive, just south of Aldi and east of the Amazon facility.

- A 113,000+/- square-foot warehouse distribution center with offices and internal fleet garage (inside), is proposed. These buildings are typically 32 feet high.
- Auto Park Drive and utilities in the public right-of-way will be adjusted/relocated slightly. After completion, the roadway will be dedicated to the Town.
- The facility anticipates a 1600 amp switch gear requirement.
- 92 parking spaces will be provided.
- A secured area will be provided for 35 box trucks.
- 20 dock positions will be available for product delivery by 18-wheelers.
- Box trucks will distributed product from the facility.
- The proposed service radius is Wilmington to south of Dover.
- Shifts will be staggered to avoid peak traffic hours.
- The current owner will retain the residual parcels in the Auto Park.
- The PLUS application has been submitted to the State.
- A rendering was presented.
- The number of employees is not known at this time.

Mr. Royston asked if any cold storage is proposed.

Mr. Dunn replied there will be no cold storage.

9-F. 1070 Industrial Drive, Suite 4 – Conditional Use Permit request for an electrical contractor's office (Summerfield Electrical Solutions) in an M-I zoned area. CU-09-25. Tax Parcel No. 23-012.00-020.

Eric Summerfield requested approval to open an electrical contractor's office and warehouse at 1070 Industrial Drive. Material such as wire, panels, breakers, boxes, etc., will be stored; a portion of the space will serve as an office. Employees will pick up material prior to heading to the job site.

Planning and Zoning recommended unanimous approval.

Mr. Royston asked if any hazardous material, batteries, etc. would be stored.
Mr. Summerfield replied nothing hazardous, just basic material as mentioned will be stored.

Mr. Chas asked if any employees would be on site.
Mr. Summerfield indicated either he or one other person would be there for deliveries or provide instruction to the employees.

Moved by Mr. Royston and seconded by Mr. Chas to approve 1070 Industrial Drive, Suite 4, Conditional Use Permit request for an electrical contractor's office (Summerfield Electrical Solutions) in an M-I zoned area. CU-09-25. Motion Carried Unanimously.

9-G. 705 Middletown-Warwick Road – Preliminary Minor Land Development Plan for the demolition of a portion of the existing Walmart parking area for the construction of a 1,618+/- square-foot convenience store and a 4,773+/- canopy over eight (8) MPD fueling stations, with associated parking, striping and utility improvements. C-3 zoned area. Tax Parcel No. 23-022.00-002. (Note: Project inadvertently listed as a *Preliminary Plan*; Minor Land Development Plans are reviewed by Mayor and Council for *final plan approval*.)

Ashley McCaa and Jamie Andruzzi from Bohler Engineering presented the plan.

- The site is located at the corner of Middletown Warwick Road and Merrimac Avenue.
- Construction for building expansion and pick-up improvements were recently completed.
- The project proposes eight (8) MPD fueling stations and underground storage tanks, with a 4,773+/-square-foot canopy, and a 1,618+/- square-foot convenience store for payments and snacks.
- The project will be located in the front section of the property in the under-utilized parking area.
- The parking is currently code-compliant; additional parking will be added toward the rear of the existing Walmart building.
- Utility modifications are included within the plans to support the project.
- Stormwater management currently exists with a large pond behind the Walmart store.
- No other stormwater changes are required, as no additional impervious is proposed.
- Access to the site will be from the internal Walmart drive aisles, with no changes to the main Walmart entrances.
- The plan will continue to be reviewed with DelDOT and their requirements will be complied with. There were no concerns during the initial reviews.
- The site is zoned C-3, the use is permitted by-right; no variances are required and code requirements are met.
- All agencies and town requirements will be complied with for final approval.

Planning and Zoning recommended approval.

After pointing out the address discrepancy on the request letter, Mr. chas asked if any other delineating markers were proposed so emergency responders will know which location to go to when called, as 705 Middletown Warwick Road is the Walmart store address.

Mr. Andruzzi indicated no changes are proposed to the address.

Mayor Branner stated, prior to final approval, a separate address will have to be obtained for this project so the fire company and other emergency vehicles will know where to respond.

Mr. Royston commented that he isn't aware of any other Walmart's with gas stations and asked if this is a new concept for Walmart.

Ms. McCaa responded this is a program they have in other states to better enhance their existing stores. There are a few other sites working on them in Delaware.

Mayor Branner questioned, for clarification, that the access will be the drive aisle off Middletown Warwick Road, that separates Walmart from the Kohl's shopping center and goes back to the garden center, and from Merrimac Avenue to the drive aisle paralleling 301 to the site – there will be no new direct access off Middletown Warwick Road.

A resident asked how close the gas station will be to the apartment area.

Mayor Branner commented the station will be located on the front corner of the parking lot close to 301, it's not near the apartments.

Mr. Chas mentioned, it was pointed out at the Planning & Zoning meeting that Dash-In and the apartments in Middletown Village are closer than this station will be to the apartments.

Mr. Chas suggested that the tankers coming in to fill the tanks should come in by way of Merrimac Avenue.

Mayor Branner said that can be a condition of approval and refueling during off hours.

Mr. Andruzzi said that can be coordinated.

Mr. Royston asked if the site will have any EV stations.

Mr. Andruzzi indicated there is nothing anticipated as part of this project.

Resident that attended the Planning & Zoning meeting questioned why the condition of postponing construction had not been addressed yet. She said they were asked if they would not start construction until the restaurant was finished because of construction traffic at Freddy's.

Mr. Andruzzi said he recalled that being mentioned, but it was not a condition of approval.

Joe Pontak explained that he raised that question at Planning & Zoning and asked that Council consider it as a condition when reviewing it. He said the Planning & Zoning members were asking if they would postpone starting construction in the first quarter of 2026 until the restaurant (Freddy's) was finished, instead of having two projects under construction at the same time, because that entrance is a high traffic area.

Mayor Branner responded that Freddy's is on the other end of the center by Chick-fil-A. He said if Council approves a project by-right, he doesn't think it's under Council's purview to legally mandate a starting or finishing date; his understanding is Freddy's is anticipated to be completed by the end of the year.

Mr. Pontak said it wasn't a mandate, we were just asking.

Mayor Branner pointed out a condition of approval is a mandate.

Moved by Mr. Orr and seconded by Mr. Royston to approve the Minor Land Development Plan for 705 Middletown Warwick Road for the demolition of a portion of the existing Walmart Parking area for the construction of a 1.618+/- square-foot convenience store and a 4,774+/- canopy over eight (8) MPD fueling stations, with associated parking, striping and utility improvements as presented. Motion Carried Unanimously.

9-H. 5187 Summit Bridge Road – Preliminary Major Land Development 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 parking. Tax Parcel Nos: 23-028.00-253, 23-028.00-254 and 23-028.00-255.

Denis Hulme with Woodin & Associates presented the proposed Land Development Plan.

- The parcels are located on the east side of Summit Bridge Road, across from Spring Mill.
- Two flex-space buildings are proposed to be built in two phases. 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 parking.
- A full-access entrance off Summit Bridge Road is proposed on the south end of the project. A preliminary entrance plan has been submitted to DelDOT.
- Stormwater will be handled on site.
- Sewer and water are anticipated to be brought to the site from the Spring Mill area.
- Most likely the space will be leased for commercial, contractors, etc., and not a lot of retail.

Mr. Orr asked if the entrance is a right-out/right-in.

Mr. Hulme said a full access intersection is anticipated; a mirror image of Spring Mill's entrance with a left-in and a left out.

Mayor Branner asked if it was directly across from the Spring Mill entrance and if DelDOT is okay with it.

Mr. Hulme said it's about 500+/- feet down from Spring Mill's entrance. He said they have met with DelDOT and this is what they prefer. The traffic volumes for the site for this use are relatively low and they don't anticipate any restrictions. Improvements will include widening the road on the other side to extend the left turn lanes.

Mayor Branner said with the left out proposed and Spring Mill residents being actively concerned about the left out at Spring Mill, he feels a light should be considered.

Planning and Zoning recommended unanimous approval.

Mayor Branner indicated the Town has had several conversations with the Department of Transportation installing a signal at Spring Mill.

Moved by Mr. Chas and seconded by Mr. Royston to approve 5187 Summit Bridge Road, Preliminary Major Land Development Plan for a project to combine three lots totaling 3.01+/- acres, to develop two commercial/flex space buildings in two phases, in a C-3 zoned area, as presented. Motion Carried Unanimously.

9-I. 641 Middletown Odessa Road – Record Major Land Development Plan for the 93,000 square-foot medical office building (Phase 2 of the ChristianaCare Health Center at Middletown Campus), on 105.87 acres, in a C-3 zoned area. Tax Parcel No. 23-069.00-001.

Steven Woodin with Apex Engineering presented the Record Major Land Development Plan for ChristianaCare Health Center.

- The plan proposes a three-story, medical office building, for primary care and specialist visits, diagnostic, lab work, etc.

- The loop road will be completed to navigate the full campus.
- 305 new vehicle parking spaces, EV charging stations, compact spaces, additional ADA spaces as well as 20 new bicycle spaces are proposed.
- One new stormwater management facility will be located under the parking lot discharging into Drawyer's Creek.
- The latest comments from the Town's engineers have been addressed; all additional comments will be addressed prior to recordation.

Mayor Branner indicated after this phase is complete, Phases 3 and 4 will start.

Mr. Chas asked about walkability.

Mayor Branner explained when all phases are finished, the campus will have complete connectivity and walkability.

Moved by Mr. Chas and seconded by Mr. Sherman to approve the Record Major Land Development Plan at 641 Middletown Odessa Road, for the ChristianaCare Health Center, Phase 2 for the 93,000 square-foot medical office building as presented. Motion Carried Unanimously.

9-J. Motion to adopt Ordinance 25-06-01 to amend Chapter 41 in the Town of Middletown Code of Ordinances to adopt the 2024 International Building Code (IBC) with amendments, to go into effect January 1, 2026.

Morris Deputy: Ordinance 25-06-01 to amends the Town's Code to adopt the 2024 International Building Code (IBC) with amendments, to go into effect January 1, 2026.

Moved by Mr. Royston and seconded by Mr. Orr to accept the Town Manager's recommendation to adopt Ordinance 25-06-01 to adopt the 2024 International Building Code (IBC) with amendments to go into effect January 2, 2026. Motion Carried Unanimously.

9-K. Motion to adopt Ordinance 25-06-02 to amend the following Chapters in the Town of Middletown Code of Ordinances to adopt the International Code Council 2024 Editions of the Codes with amendments: Chapter 43 Existing Building Code (IEBC), Chapter 47 Swimming Pool and Spa Code, Chapter 74 Fire Code, Chapter 96 Mechanical Standards, and Chapter 116 Fuel Gas Code.

Morris Deputy: The Ordinance is to adopt the International Code Council 2024 Editions of the Codes with amendments to bring the Town's codes up to date.

Moved by Mr. Thomas and seconded by Mr. Chase to accept the recommendation from the Town Manager to adopt Ordinance 25-06-02 to adopt the International Code Council 2024 editions of the Codes with amendments as stated. Motion Carried Unanimously.

9-L. Motion to adopt Ordinance 25-06-03 to amend Chapter 115 in the Town of Middletown Code of Ordinances to adopt the 2021 International Plumbing Code with amendments.

Morris Deputy: The Ordinance updates the Town's Plumbing Code to coordinate with the State 2021 International Plumbing Code with amendments.

Moved with Mr. Thomas and seconded by Mr. Sherman to accept the recommendation from the Town Manager to adopt the 2021 International Plumbing Code with amendments. Motion Carried Unanimously.

9-M. Motion to ratify a CTF funding agreement with DelDOT for the Longmeadow neighborhood sign replacement.

Morris Deputy: During the 299 Project, DelDOT had to remove two neighborhood entrance signs at Longmeadow. Senator Hansen offered to use CTF funding to replace the signs; this agreement formalizes that arrangement.

Moved by Mr. Orr and seconded by Mr. Sherman to approve the CTF funding agreement with DelDOT for the Longmeadow neighborhood sign replacement, totaling \$26,000. Motion Carried Unanimously.

9-N. Motion to renew a lease agreement with Middletown Main Street at 216 N. Broad Street.

Morris Deputy: This is to renew the lease agreement with Middletown Main Street for 216 North Broad Street. It's a two-year extension; no other terms have changed.

Moved by Mr. Chas and seconded by Mr. Thomas to approve the two-year lease agreement with Middletown Main Street for 216 North Broad Street. Motion Carried Unanimously.

9-O. Motion to ratify a contract for trash/recycling/yard waste services.

Morris Deputy: The Public Works Director received four bids for the Town's commercial trash containers and recycling materials. After review, the recommendation is to award the bid to Republic for a period of three years, beginning July 1, 2025, until June 30, 2028.

Moved by Mr. Thomas and seconded by Mr. Sherman to award the contract to the low bidder, Republic, for commercial trash, recycling and yard waste service as recommended by the Town Manager. Motion Carried Unanimously.

9-P. Motion to ratify a contract for the 2025 Road Restoration Project.

Morris Deputy: Four bids were received for work on Sweet Hollow Court, Willow Grove Mill Drive, Viola Circle, Lesh Court, Morning Dew Drive, Casey Court and Weir Circle. After review of all bids, the recommendation is to award the contract to Cirillo Bros., Inc, in the amount of \$433,988.00.

Moved by Mr. Orr and seconded by Mr. Chas to award the 2025 Road Restoration contract to Cirillo Bros., Inc. for the amount of \$433,988.00 as recommended by the Town Manager. Motion Carried Unanimously.

9-Q. Motion to ratify a contract for the 2025 Silver Lake Park Pedestrian Path Rehabilitation Project.

Morris Deputy: Five bids were received for the Silver Lake Park Pedestrian Path Rehab Project. After careful review, the recommendation is to award the contract to A-Del Construction for \$174,868.00. Work will be started upon approval of the contract.

Moved by Mr. Sherman and seconded by Mr. Chas to accept the recommendation from the Town Manager and award the 2025 Silver Lake Park Rehab Project contract to A-Del Construction for \$174,868.00. Motion Carried Unanimously.

9-R. Motion to approve a contract with First State Inspection Agency.

Morris Deputy: This will renew the current contract with First State for another two years on an as-needed basis to cover the Town for the large industrial/commercial projects that are beyond the current capabilities of the Town.

Moved by Mr. Royston and seconded by Mr. Orr to renew the contract with First State Inspection Agency for two years. Motion Carried Unanimously.

9-S. Introduce Ordinance 25-07-01 to amend the Town of Middletown Zoning Code Section 7: Signs

Ordinance 25-07-01 to amend the Zoning Code Section 7: Signs was introduced and will be acted on at a future date.

9-T. Motion to approve a Cost Reimbursement Agreement with Reybold Construction Group.

Morris Deputy: The Town is responsible for maintaining the current road that connects Cleaver Farm Road to Ashland – the road is in serious disrepair. Reybold is starting construction on a project and needs that road to help with traffic flow in town. Reybold has agreed to do the labor to upgrade the road and the Town will pay for materials and continue maintenance, as is the Town's responsibility.

Mayor Branner indicated the road will be repaved. Construction should start this fall for two round-a-bouts on Cleaver Farm Road. Cleaver Farm Road will be closed at the Medical Center, with access for emergency vehicles only.

Moved by Mr. Blythe and seconded by Mr. Chas to approve a Cost Reimbursement Agreement with Reybold Construction as recommended by the Town Manager. Motion Carried Unanimously.

9-U. Motion to approve an agreement with DelDOT for SR 299 Main Street Railroad Crossing Safety Improvements.

Morris Deputy: DelDOT is planning to upgrade the railroad crossing at the end of West Main, starting in July. DelDOT is also required to install an ADA sidewalk on Town property. The agreement provides for the donation of right-of-way for the sidewalk and maintenance of the sidewalk when completed.

Mayor Branner announced Main Street will be closed during the railroad improvements – there will be no east/west access via Main Street. The anticipated closure date is 5:00 a.m. July 31 to August 7. Fire trucks will be parked at Public Works to be able to go west. Traffic going west will be directed to Frog Town Crossing to 301 to continue west or to Bunker Hill Road; eastbound traffic will be directed to Middletown Warwick Road to N. Broad Street (Frog Town Crossing), back to Main Street. DelDOT will be working nights to complete the job. Signage will be posted; it will be

posted on the web site and a phone “blast” will go out to all residents notifying them of the closure as well.

Moved by Mr. Thomas and seconded by Chas to approve an agreement with DelDOT for SR299 Main Street Railroad Crossing. Motion Carried Unanimously.

9-V. Introduce Ordinance 25-07-02 to amend Section 40-7 of the Town of Middletown Code of Ordinances regarding new residential construction inspection procedures and fees.

Ordinance 25-0-02 to amend the Town Code regarding new residential construction inspection procedures and fees was introduced. The Ordinance will be acted on at a later date.

10. Unfinished Business:

- Resident asked if any information was available from U of D’s proposals for traffic calming, etc.
Mayor Branner said they are scheduled next week to bring in samples of their proposals and suggestions on a trial basis. Locations from Cochran Street to the Y, as well as Willow Grove Mill are being considered. Once location and design are determined, permanent installations will be made.

11. New Business (Public Comment Section):

- Resident questioned if wastewater from STA Pharmaceuticals is tested.
Mayor Branner replied all town wastewater is tested and pharmaceutical properties are required to be tested.
- Residents from Estates St. Anne’s expressed concerns with shots fired in the neighborhood, and questioned the increase of gun violence and gang related incidents.
Chief Texter said he totally understands the concerns. An arrest was made within several hours of the incident. Gun violence is not on an increase this year; he cannot substantiate if the incident was gang-related. He said he would gladly discuss the incident separately after the meeting.
Mayor Branner said these incidents are not taken lightly. As mentioned earlier, the Town has budgeted \$800,000 to install cameras in all public areas. He said he and the Chief both feel that cameras running 24/7 will be a deterrent for any future activity; it will also be posted at the park entrance. The public park and golf course were part of the overall plan when the development was approved and the park cannot be fenced. He said most of the residents he spoke with do not want a private park. There’s nothing much else to do except close the park. An estimate for the number of cameras needed and installation cost for the project will be posted as an agenda item for the August meeting for review and approval.
- Resident reported numerous cars were parked on Wiggins Mill Road by the back entrance on that day.
Mayor Branner explained Wiggins Mill Road is a State road, not a Middletown road and the Town has no enforcement over it. The Town will take a look at closing the back entrance by the farm house, and will talk to the State about enforcing “No Parking” in that area.
- All the streets in the Town of Middletown, maintained by the Town, are public streets and anyone can park on them. HOA’s have nothing to do with Town or State codes.
- If the HOA would like to schedule a meeting to discuss concerns, Mayor & Council will gladly do so.
- Resident asked if a light will be installed at the intersection of 301 and Ramunno Drive.
Mayor Branner said it is a priority item on DelDOT’s schedule.

- Resident asked if the Town will live stream the meetings. Mayor Branner said discussions in person are preferred and kids are welcome to attend.

12. Executive Session

Moved by Mr. Orr and seconded by Mr. Chas to move into Executive Session to discuss personnel matters pursuant to 29 Del. Code §10004(b)(9), and 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. Motion Carried Unanimously.

Moved by Mr. Chas and second by Mr. Sherman to exit the Executive Session and return to the regular meeting. Motion Carried Unanimously.

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).

No votes were taken on this matter.

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,

No votes were taken on this matter.

Moved by Mr. Sherman and seconded by Mr. Chas to adjourn. Motion Carried Unanimously.

The meeting adjourned at 9:52 p.m.