



**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, January 23, 2023 at 6:30 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

VIRTUAL MEETING NOTICE

This meeting will be held in the City Hall Council Chambers with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208

Link: <https://rb.gy/yoyh20>

Event number: 2530 690 0748

Event password: DOVER (if needed)

If you are new to WebEx, get the app now at www.webex.com/ to be ready when the meeting starts.

The meeting can also be viewed on Comcast Channel 14, Verizon Channel 20, and on the City's Streaming Player located at www.cityofdover.com under "Quick Links".

OPEN FORUM - 15 Minutes Prior to Official Meeting (6:15 p.m.)

The "Open Forum" segment is provided to extend the opportunity to the general public to share their questions, thoughts, comments, concerns, and complaints. Discussion of any item appearing on the agenda as a public hearing is prohibited during the Open Forum as an opportunity will be provided during consideration of that item. Citizen comments are limited to three (3) minutes. Council is prohibited from taking action since they are not in official session; however, they may schedule such items as regular agenda items and act upon them in the future.

INVOCATION - Elder Ellis B. Loudon

PLEDGE OF ALLEGIANCE - Councilman Boggerty

ADOPTION OF AGENDA

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

PROCLAMATIONS

1. **Black History Month**
2. **Human Trafficking Awareness Month**

PRESENTATIONS

3. **Certificate of Recognition Pizza Delight by Giacomo**

CONSENT AGENDA**ADOPTION OF MINUTES**

4. **Economic Development Committee Meeting of October 11, 2022**
5. **Economic Development Committee Meeting of November 15, 2022**
6. **Regular City Council Meeting of January 9, 2023**

COMMITTEE REPORTS

7. **Council Committee of the Whole Report of January 10, 2023**

Utility Committee

8. **Evaluation of Bids – FY 2023 Street and Alley Program (Jason Lyon, Director of Water and Wastewater)**

(Committee recommendation: Award the contract to Sam's Construction, LLC for the City of Dover FY 2023 Street and Alley Program Bid #23-0005PW, for the amount of \$1,037,595.25)

9. **Evaluation of Bids - Williams Park Storm Pipe Replacement (Jason Lyon, Director of Water and Wastewater)**

(Committee recommendation: Award contract to Gateway Construction, Inc. for the Williams Park Storm Pipe Replacement, ITB #23-0004PW, for \$148,000)

10. **Annual Review and Approval of Governing Policy for Energy Commodity Risk Management (Lori Peddicord, Controller/Treasurer)**

(Committee recommendation: Approve the proposed amendments to the Governing Policy for Energy Commodity for Risk Management)

Safety Advisory and Transportation Committee

11. **Dover Roundabout Analysis for Governors Boulevard, Ross Street and Bradford Street (Sharon Duca, Assistant City Manager)**

(Committee recommendation: For Council to receive public input regarding the options presented and to allow for additional research into low-impact traffic calming options)

Legislative, Finance, and Administration Committee

12. Draft Annual Comprehensive Financial Report (ACFR) (Lori Peddicord, Controller/Treasurer)

(Committee recommendation: Acceptance of the draft Annual Comprehensive Financial Report (ACFR))

13. Library Rebranding Presentation (Bryan Sylvester, Library Director)

(Committee Action Not Required)

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

14. Dover Public Library Advisory Commission - Five-Year Term to Expire June 2028

A. Theresa L. Whalen

ITEMS NOT ON THE CONSENT AGENDA

15. Community Reinvestment Funds – Project Allocation

(Staff Recommendation: Accept the \$3M from the Community Reinvestment Fund and approve the project allocation plan.)

16. Well #9 Change Order

(Staff Recommendation: Approve change order request from AECOM, Inc. in the amount of \$19,500, in accordance with the City of Dover Purchasing Policy & Procedures.)

FIRST READING REFERRAL - The First Reading is offered on the Proposed Ordinance. It is recommended for referral to the Planning Commission for a public hearing on **FEBRUARY 21, 2023** and that a Public Hearing before City Council be set for **MARCH 13, 2023** at 6:30 p.m., at which time the Final Reading and Council action will take place. The ordinance is available at the entrance of the Council Chambers, on the City's website at www.cityofdover.com under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us.

17. First Reading-Proposed Ordinance #2023-01 Comprehensive Plan Amendments 2023: Annexation Areas Amendments to 2019 Comprehensive Plan as amended.

The First Reading is offered on the Proposed Ordinance. Amendments to the Comprehensive Plan require a Public Hearing, and it is recommended that a public hearing be scheduled before the Planning Commission on Tuesday, February 21, 2023 and that the hearing before City Council be set for Monday, March 13, 2023 at 6:30 p.m., at which time the Final Reading and Council action will take place. The ordinance is available at the entrance of the Council Chambers, on the City's website at www.cityofdover.com under "Government," or by contacting the City Clerk's Office at 736-7008 or cityclerk@dover.de.us.

Review of a series of Amendments to the 2019 Comprehensive Plan, as amended. The Amendments include consideration of the following as associated with Annexation Application AX-23-01 Lands of Calpine Holdings, LLC – Two Properties on White Oak Road: requests for amendment of Map 13-1: Potential Annexation Areas to revise the Annexation Plan category of two properties and requests for amendment of Map 13-2: Potential Land Uses for Annexation Areas to identify the Land Use Classification of two properties. (Planning Reference: Mi-23-01)

A. Consideration of Amendments to Map 13-1: Potential Annexation Areas Plan

Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to revise the Annexation Plan category from Area of Concern and unidentified area to Category 2: Priority Annexation Area on Map 13-1: Potential Annexation Areas Plan Map.

- a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.
- b. Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.

B. Consideration of Amendments to Map 13-2: Potential Land Use for Annexation

Areas Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to identify the Land Use Classification as Public & Private Utilities on Map 13-2: Potential Land Use for Annexation Areas Map.

- a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.
- b. Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.

CITY MANAGER'S ANNOUNCEMENTS

MAYOR'S ANNOUNCEMENTS

COUNCIL MEMBERS' ANNOUNCEMENTS

ADJOURNMENT

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING