



**CITY OF DOVER, DELAWARE  
REGULAR CITY COUNCIL MEETING  
Monday, September 22, 2025 at 6:30 PM**

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

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**AGENDA**

**THIS AGENDA AND PAPERLESS PACKET HAVE BEEN REVISED TO REMOVE AGENDA  
ITEM #27 SILVER LAKE COMMISSION TWO-YEAR TERM TO EXPIRE JULY 2027 –  
APPOINTMENT OF WILLIAM ARDITO**

**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://shorturl.at/eScNV>

**Event number:** 2539 342 4893

**Event password:** DOVER (if needed)

**If you are new to WebEx, get the app now at [www.webex.com/](http://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](http://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. Louden**

**PLEDGE OF ALLEGIANCE - Councilman Lewis**

**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. Thank a Police Officer Day**
- 2. National Constitution Week 2025**
- 3. National Hispanic Heritage Month**
- 4. GFWC Delaware International Day of Service to End Domestic & Sexual Violence 2025**
- 5. Childhood Cancer Awareness Month**
- 6. Cybersecurity Awareness Month**
- 7. Fire Prevention Week**
- 8. Community Planning Month**
- 9. Public Power Week**
- 10. Halloween Trick-or-Treat**

### **CONSENT AGENDA**

#### **ADOPTION OF MINUTES**

- 11. Regular City Council Meeting of September 8, 2025**

#### **COMMITTEE REPORTS**

- 12. Council Committee of the Whole Report of September 9, 2025**

##### CCW Council Reports - August 2025

- 13. First District**
- 14. Second District**
- 15. Third District**
- 16. Fourth District**
- 17. At-Large**
- 18. Council President Neil**

##### Parks, Recreation, and Community Enhancement

**19. First State Aquatic Project (Courtney Ford, Head Coach, First State Masters Swimming)**

(Committee Action Not Required)

**20. Review of Active Recreation Plan - The Governor: Mixed Use Building at 120 S. Governors Avenue (Located at 120 S. Governors Avenue and associated parcels at 105, 111, and 115 S. New Street: Site Plan/Architectural Review Certification S-25-11/ HI-25-02) (Dawn Melson-Williams, Principal Planner)**

(Committee Recommendation: Approval of the Active Recreation Area Plan for the project, subject to the conditions outlined in the Active Recreation Review Report)

Legislative, Finance, and Administration Committee

**21. Investment Portfolio Presentation (Patricia Marney, Controller/Treasurer, Martin Hammond, Managing Director, PFM Asset Management, and Jeff Fasino, Senior Managing Consultant, PFM Asset Management)**

(Committee Action Not Required)

**22. Change Order - Meeting House Branch Drainage Improvement Project (Jason Lyon, Water & Wastewater Director)**

(Committee Recommendation: Approval from City Council of the proposed amendments to the engineering design scope by the consulting firms to complete the design of this project.)

**23. County and Municipal General Pension Plan Update (Naomi Poole, Human Resources Director, Patricia Marney, Controller/Treasurer, and David S. Hugg, III, City Manager)**

(Committee Action: Refer back to staff with the suggestions that council made to the report back at the first meeting in October.)

**24. Small Local Cybersecurity Grant Program (SLCGP) Grant Approval for FY26 Information Technology Projects (Joseph Simmons, Information Technology Director)**

(Committee Recommendation: Recommend approval of the following Small Local Cybersecurity Grant Program (SLCGP) grants totaling \$316,000 through the Cybersecurity and Infrastructure Security Agency (CISA): SLCGP-23-1157, SLCGP-23-1158, SLCGP-23-1159, SLCGP-23-1160, and SLCGP-23-1161.)

**25. Non-Bargaining Step Proposal Discussion (David S. Hugg, III, City Manager)**

(Committee Recommendation: Referred back to staff to bring forth additional information.)

**26. Review of Application for the Economic Development Fund (David S. Hugg, III, City Manager)**

(Committee Recommendation: Review, revise as needed, and approve Economic Development Fund application.)

## **ORDINANCES**

**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 **OCTOBER 20, 2025**, and that a Public Hearing before City Council be set for **NOVEMBER 10, 2025**, 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](http://www.cityofdover.com) under "Government," or by contacting the City Clerk's Office at 302-736-7008 or [cityclerk@dover.de.us](mailto:cityclerk@dover.de.us).

### **27. Proposed Ordinance #2025-15 - Lands of Bayhealth Medical Center, Inc. at 600 South State Street**

**Ordinance #2025-01** Review of a Rezoning application for a parcel of land consisting of 1.0053 acres +/- . The property is zoned RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located at the southwest corner of South State Street and South Street.

(The owner of record is Bayhealth Medical Center, Inc. Property Address: 600 South State Street. Tax Parcel: ED-05-077.13-01-48.00-000. Planning Reference: Z-25-01. Council District 2. )

## **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