



CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, December 08, 2025 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://shorturl.at/5Je2N>

Event number: 2531 784 1893

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. Louden

PLEDGE OF ALLEGIANCE - Councilwoman Arndt

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.

CONSENT AGENDA**ADOPTION OF MINUTES**

- 1. Regular City Council Meeting of November 24, 2025**

COMMITTEE REPORTS

- 2. Council Committee of the Whole Report of November 25, 2025**

Council Reports

- 3. First District**
- 4. Second District**
- 5. Third District**
- 6. Fourth District**
- 7. At-Large**
- 8. Council President Neil**

Safety Advisory and Transportation Committee

- 9. Quarterly Briefing on Dover/Kent County Metropolitan Planning Organization (MPO) Projects (Marilyn Smith, Executive Director of the Dover/Kent MPO)**

(Committee Action Not Required)

- 10. Prioritization of City of Dover State Capital Transportation Program (CTP) Projects (David S. Hugg, III, City Manager)**

(Committee Recommendation: Approval of the 2026 Transportation Priorities)

Utility Committee

- 11. Evaluation of Bids - Security Fence Replacement for Water Treatment Plant (Jason Lyon, Water & Wastewater Director)**

(Committee Recommendation: Award the contract to Pierce Fence Company for the Security Fence Replacement for the Water Treatment Plant, Bid #26-0006WW, for the amount of \$216,650.00)

- 12. Evaluation of Bids - Pump Station #7 Upgrades (Jason Lyon, Water & Wastewater Director)**

(Committee Recommendation: Award the contract to A-Del Construction for the Pump Station #7 Upgrades project, Bid #26-0008WW, for the amount of \$636,548.00.)

Legislative, Finance, and Administration Committee**13. Evaluation of Bids - Fiscal Year 2026 Street & Alley Program (Jason Lyon, Water & Wastewater Director)**

(Committee Recommendation: Award the contract to Grassbusters Landscaping Co., Inc, for the City of Dover FY 2026 Street and Alley Program, Bid #26-0007WW, for the amount of \$874,256.)

14. Consideration of the Reclassification and Re-grading of the Senior LAN Analyst Position (David S. Hugg, III, City Manager, and Naomi Poole, Human Resources Director)

(Committee Recommendation: To defer the item back to committee in thirty to sixty days to see if the applicant has accepted the position, and revisit at a later date, and have the Human Resources Director keep council abreast of what is transpiring.)

15. Proposed Ordinance #2025-17 - Proposed Changes and Additions to Strengthen the Current Stormwater Ordinance by Amending Chapter 98 - Streets, Sidewalks, Storm sewers, and other public places, Article I. - In General, and Appendix F (Mark Nowak, Public Works Director)

(Committee Recommendation: Forward Proposed Ordinance #2025-17 to city council for approval)

(This item will be considered during the latter part of the meeting - see item #25)

16. Staff Substitute - Proposed Ordinance #2025-21 - Amending Chapter 106 - Traffic and Vehicles, Article III - Stopping, Standing, and Parking, by adding Sec. 106-139 - Pedestrian Safety (Councilman Anderson, David S. Hugg, III, City Manager, and Chief Johnson)

(During its meeting of October 28, 2025, the Legislative, Finance, and Administration Committee referred the Ordinance back to Staff)

(Committee Recommendation: Forward Staff Substitute #1 for Proposed Ordinance #2025-21 to council for approval)

(This item will be considered during the latter part of the meeting - see item #26)

MONTHLY REPORTS - October 2025**17. City Council's Community Enhancement Fund Report****18. City Manager's Report****19. Controller/Treasurer's Budget Report****20. Fire Chief's Report****21. Police Chief's Report**

ITEMS NOT ON THE CONSENT AGENDA**22. Infrastructure Modernization Project (Joseph Simmons, IT Director)**

(Staff Recommendation: City Council approve sole source procurement of SAN/Server/Network hardware and services for the Infrastructure Modernization Project IT2610 & IT2613 to improve reliability and enhance cybersecurity protection of the City of Dover's network infrastructure not to exceed \$295,000 using the awarded Cybersecurity and Infrastructure Security Agency (CISA) SLGCP grant funds and IT Server Project IT2404.)

ORDINANCES

FIRST READING REFERRAL - The First Reading is offered on the Proposed Ordinances. It is recommended for referral to the Planning Commission for a public hearing on **FEBRUARY 17, 2026** and that a Public Hearing before City Council be set for **MARCH 9, 2026** at 6:30 p.m., at which time the Final Reading and Council action will take place. The ordinances are 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.

23. Annexation/Rezoning Request/First Reading of Proposed Ordinance #2025-23

The First Reading is offered on the following Proposed Ordinance #2025-23. It is recommended for referral to the Utility Committee on January 27, 2026; the Planning Commission on February 17, 2026; and that a Public Hearing/final reading be set for March 9, 2026, at 6:30 p.m. 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.

A. **Amending the Zoning Ordinance and Zoning Map of the City of Dover by changing the zoning designation from RS-1-Residential Single Family Zone (Kent County zoning classification) to R-8 - One Family Residence Zone (City of Dover zoning classification) on that property located at 7 Nixon Lane, consisting of 41,526 SF +/- (0.9533 acres +/-), owned by Lupe N. Fuller.**

(Tax Parcel: ED-00-068.19-01-28.00-000; Planning Reference: AX-26-01; Third Council District)

24. Annexation/Rezoning Request/First Reading of Proposed Ordinance #2025-24

The First Reading is offered on the following Proposed Ordinance #2025-24. It is recommended for referral to the Utility Committee on January 27, 2026; the Planning Commission on February 17, 2026; and that a Public Hearing/final reading be set for March 9, 2026, at 6:30 p.m. 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.

A. **Amending the Zoning Ordinance and Zoning Map of the City of Dover by changing the zoning designation from IL- Limited Industrial Zone and RHM - Residential Manufactured Home Zone (Kent County zoning classification) to IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ**

II - Accident Potential Zone II (City of Dover zoning classification) on that property located at 1624 N Little Creek Road, consisting of 5.12 acres +/- and two unaddressed parcels of 3.15 acres +/- and 0.48 acres +/-, owned by United Worldwide Express, LLC.

(Tax Parcel: ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000, and ED-00-077.00-01-07.01-000; Planning Reference: AX-26-02; Second Council District)

FIRST READING - The First Reading is offered on the Proposed Ordinance. Final action by Council will take place during the Second Reading on **JANUARY 12, 2026**. 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 cyclerk@dover.de.us.

- 25. Proposed Ordinance #2025-17 - Proposed Changes and Additions to Strengthen the Current Stormwater Ordinance by Amending Chapter 98 - Streets, Sidewalks, Storm sewers, and other public places, Article I. - In General, and Appendix F (Mark Nowak, Public Works Director)**
- 26. Staff Substitute - Proposed Ordinance #2025-21 - Amending Chapter 106 - Traffic and Vehicles, Article III - Stopping, Standing, and Parking, by adding Sec. 106-139 - Pedestrian Safety (Councilman Anderson, David S. Hugg, III, City Manager, and Chief Johnson)**

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