



CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Wednesday, January 28, 2026 at 6:30 PM

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

AGENDA

THIS MEETING HAS BEEN RESCHEDULED WITH LESS THAN SEVEN (7) DAYS NOTICE DUE TO INCLEMENT WEATHER CLOSING AND THE AGENDA AND PAPERLESS PACKET HAVE BEEN REVISED TO REMOVE ITEM #23 – PROPOSED ORDINANCE #2025-14 – AMENDING CHAPTER 22 – BUILDING AND BUILDING REGULATIONS, ARTICLE I – IN GENERAL, BY ADDING SEC. 22-66 – LEMON HOUSING PROTECTION

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/TOnez>

Event number: 2535 757 5131

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 - Dr. Sudler

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 Prevention Month**

CONSENT AGENDA**ADOPTION OF MINUTES**

- 3. Regular City Council Meeting of January 12, 2026**

COMMITTEE REPORTS

- 4. Council Committee of the Whole meeting of January 13, 2026**

PRESENTATIONS

- 5. Booted and Suited (Bobby Wilson, CEO and Founder)**
- 6. Big Brothers, Big Sisters of Delaware, Inc. (Councilman Boggerty, and Anya Lindsey-Jenkins, Chief Executive Officer)**
- 7. Network Connect Presentation (Councilman Boggerty, and Cierra Hall-Hipkins, Executive Director)**

COUNCIL REPORTS - DECEMBER 2025

- 8. First District**
- 9. Second District**
- 10. Third District**
- 11. Fourth District**
- 12. At-Large**
- 13. Council President Neil**

Parks, Recreation, and Community Enhancement Committee

14. Review of Active Recreation Plan - The Enclave Apartments: Revised Walker Road Apartments (Dawn Melson-Williams, Principal Planner) (Property of 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard, as owned by Dover Synergy Group, LLC. Planning Reference: Site Plan S-26-03)

(Committee Recommendation: Approval of the Active Recreation Plan with the comments and conditions provided.)

Legislative, Finance, and Administration Committee

15. Review of Donny Legans Economic Development Fund Application (Councilwoman Arndt, and David S. Hugg, III, City Manager)

(Committee Recommendation: Approval of the grant by the Legislative, Finance, and Administration Committee in the amount of \$50,000)

16. Evaluation of Bids - Silver Lake Dam Repairs (Jason Lyon, Director of Water & Wastewater)

(Committee Recommendation: Award the contract to Mar-Allen Concrete Products, Inc., for the Silver Lake Dam Repairs, Bid #26-0009WW, for \$128,282.64)

17. Street and Alley Rating Overview (Jason Lyons, Director of Water and Wastewater)

(Committee Action Not Required)

18. Proposed Ordinance #2025-14 - Amending Chapter 22 - Buildings and Building Regulations, Article I - In General, by adding Sec. 22-66 - Lemon Housing Protection (Council President Neil, Councilman Rocha)

(Committee Recommendation: Forward Proposed Ordinance #2025-14 to Council for approval)

QUARTERLY REPORTS

19. Quarterly Revenue Report as of December 31, 2025

(Staff Recommendation: Acceptance of the Quarterly Revenue Report.)

20. Quarterly Review - Capital Investment Plan (CIP) (October, November, December)

(Staff Recommendation: Acceptance of the Capital Investment Plan (CIP) Report.)

CONFIRMATION OF POLICE PENSION ELECTION

21. Confirmation of Police Pension Election - Retired Lieutenant Timothy Mullaney, Sr. - Three (3) Year Term to Expire January 31, 2029

ITEMS NOT ON THE CONSENT AGENDA

22. Dissolution of the Dover Parking Authority

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 **FEBRUARY 17, 2026**, and that a Public Hearing before City Council be set for **MARCH 09, 2026**, 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.gov under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us.

23. Rezoning Request - First Reading of Proposed Ordinance #2026-07

A. Properties located at 1600 North Little Creek Road and an Adjacent Parcel at 0.509 AC North Little Creek Road, consisting of 1.77 acres +/- and the adjacent parcel to the east, consisting of 0.52 acres +/-, owned by United Worldwide Express, LLC. The properties are zoned C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The proposed zoning for both properties is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II.

(Tax Parcels: ED-05-068.20-01-61.00-000 and ED-05-068.20-01-62.00-000; Planning Reference: Z-26-01; Second Council District)

FINAL READING - The First Reading of the Proposed Ordinance #2025-21 was accomplished during the Council Meeting of **DECEMBER 08, 2025**. The First Reading of the Proposed Ordinance #2025-25 was accomplished during the Council Meeting of **JANUARY 12, 2026**. The ordinances are available at the entrance of the Council Chambers and on the City's website at www.cityofdover.gov under "Government."

- 24. 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)**
- 25. Proposed Ordinance #2025-25 - Amending Appendix F - Fees and Fines, Chapter 46 - Fire Prevention and Protection (Jason Osika, Deputy Director of Emergency Management and Communications)**

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