



**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Wednesday, February 25, 2026 at 6:30 PM**

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

AGENDA

THIS MEETING HAS BEEN RESCHEDULED WITH LESS THAN SEVEN (7) DAYS NOTICE DUE TO INCLEMENT WEATHER CLOSINGS, AND THE AGENDA AND PAPERLESS PACKET HAVE BEEN REVISED TO REMOVE ITEM #1 - ROBBINS HOSE COMPANY (DOVER FIRE DEPARTMENT) ANNUAL REPORT, TO INCLUDE THE COUNCIL COMMITTEE OF THE WHOLE MINUTES OF FEBRUARY 10, 2026, AND TO MOVE PROPOSED ORDINANCE #2025-21 TO FINAL READING. THIS AGENDA HAS BEEN REVISED BY REMOVING ITEM #2 - PLANNING, INSPECTIONS, AND COMMUNITY DEVELOPMENT 2025 ANNUAL REPORT, ITEM #3 – DOVER HUMAN RELATIONS COMMISSION, AND ADDING ITEMS #23-26 – MONTHLY REPORTS AND ITEM #28 - PROPOSED ORDINANCE #2025-14 - AMENDING CHAPTER 22 - BUILDINGS AND BUILDING REGULATIONS, BY INSERTING ARTICLE XIII - LEMON HOUSING

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/kzxube>

Event number: 2530 120 9196

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 - 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.

RESOLUTIONS

1. **JustServe Resolution**

CONSENT AGENDA

ADOPTION OF MINUTES

2. **Regular City Council Meeting of January 28, 2026**

COMMITTEE REPORTS

3. **Council Committee of the Whole meeting of February 10, 2026**

COUNCIL PRESENTATIONS

4. **Procurement/Bid Process Presentation (Mike Hamlett, Central Services Director)**

COUNCIL REPORTS - JANUARY 2026

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

Parks, Recreation, and Community Enhancement

11. **Review of Active Recreation Plan – Bay Pointe Apartments at 1100 Bay Road** (Property of 3.302 acres +/- located on the southwest side of Bay Road at the intersection with Lafferty Lane, as owned by Patel Hospitality Properties, LLC. Planning Reference: Conditional Use Site Plan: C-26-01)

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

Utility Committee

12. Annexation Request - 7 Nixon Lane, Owned by Lupe N. Fuller (Dawn Melson-Williams, Principal Planner)

(Committee Recommendation: Upon consideration of utility services, it is found that electric, water, and sanitary sewer services are provided and/or available to the property located at 7 Nixon Lane. The Electric Department and Department of Water and Wastewater have no objection to its annexation.)

13. Annexation Request - 1624 N. Little Creek Road and Two Adjacent Parcels, Owned by United Worldwide Express, LLC (Dawn Melson-Williams, Principal Planner)

(Committee Recommendation: Upon consideration of utility services, it is found that electric, water, and sanitary sewer services are provided and/or available to the property located at 1624 North Little Creek Road and the two adjacent parcels. The Electric Department and Department of Water and Wastewater have no objection to its annexation.)

Legislative, Finance, and Administration Committee

14. Animal Control Officer Briefing (Caitlyn Smith, Animal Control Officer, and Sergeant Christopher Peer)

(Committee Action Not Required)

15. Draft Annual Comprehensive Financial Report (ACFR) (Patricia Marney, Controller/Treasurer)

(Committee Recommendation: Acceptance of the draft report)

16. Update from the Dover Organization of Employees (DOE) on Membership Priorities (Matthew Brown, President of the DOE Union)

(Committee Action Not Required)

17. Higher Education Public Safety Fund Disbursements (Chief David Carey, Dover Fire Department)

A. Volunteer Firefighter Stipend Program

B. Dover Fire Department Security Fence

(Committee Recommendation: Approval of the disbursements as requested)

18. Amendment - 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)

(Committee Recommendation: Forward Proposed Ordinance #2025-21 as amended to council for approval)

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

MONTHLY REPORTS - December 2025

19. City Council's Community Enhancement Fund Report

20. City Manager's Report

21. Fire Chief's Report

22. Police Chief's Report

ITEMS NOT ON THE CONSENT AGENDA

23. Bay Village Planned Neighborhood Design (PND) on the south side of White Oak Road - Sketch Plan Review

(Staff Recommends that City Council determine that Bay Village Planned Neighborhood Design is of such a Design and Type that warrants Further Review by the Planning Commission. Staff Further Recommends that City Council Refer the Proposal to the Planning Commission for Further Review. Planning Reference: MI-26-03)

ORDINANCES

FIRST READING - The First Reading is offered on the Proposed Ordinance. Final action by Council will take place during the Second Reading on **MARCH 09, 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 cityclerk@dover.de.us.

24. Proposed Ordinance #2025-14 - Amending Chapter 22 - Buildings and Building Regulations, by inserting Article XIII - Lemon Housing

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 **MARCH 16, 2026**, and that a Public Hearing before City Council be set for **APRIL 13, 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.com under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us.

25. Ordinance #2026-08 - Lands of ASMA Property, LLC at 317, 319, 325 West Division Street
Review of Rezoning Application for three parcels of land consisting of 0.05 +/- acres, 0.13 +/- acres, and 0.08 +/- acres, for a total of 0.26 +/- acres (11,628 SF). The properties are zoned IO (Institutional and Office Zone). The proposed zoning is C-1A (Limited Commercial Zone). The properties are located on the north side of West Division Street and east of North Queen Street.

(Property Owners: ASMA Property, LLC. Property Address: 317, 319, and 325 West Division Street. Tax Parcels: ED-05-076.08-05-03.00-000, ED-05-076.08-05-02.00-000, and ED-05-076.08-05-01.00-000. Planning Reference: Z-26-02. Council District 4.)

FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of **DECEMBER 08, 2025**. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

26. Proposed Ordinance #2025-21 - Amending Chapter 106 - Traffic and Vehicles, Article III - Stopping, Standing, and Parking, by adding Sec. 106-139 - Pedestrian Safety

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