



**CITY OF DOVER, DELAWARE
ANNUAL CITY COUNCIL MEETING
Monday, May 11, 2026 at 6:30 PM**

City Hall Council Chambers, 15 Lookerman 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/DW5hF>

Event number: 2533 511 2373

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.

PRELUDE - America the Beautiful - Towne Point Elementary School

PRESENTATION OF THE COLORS - The Caesar Rodney High School Air Force Junior Reserve Officer Training Corps (AFJROTC)

INVOCATION - Rabbi Peggy deProphetis, Imam Arqum Rashid, Bishop Carol Boggerty

PLEDGE OF ALLEGIANCE - South Dover Elementary 4th Grade Spanish Immersion Class

NATIONAL ANTHEM - Dover High School Chorus

ADOPTION OF AGENDA

ELECTION OF COUNCIL PRESIDENT/VICE-MAYOR**1. Election of Council President/Vice-Mayor****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

- 2. National EMS Week**
- 3. Public Works Week**
- 4. Economic Development Week**
- 5. National Police Week**
- 6. Building Safety Month 2026**

PRESENTATIONS

- 7. Certificate of Recognition - Dave Cesner**

STATE OF THE CITY MESSAGE - MAYOR ROBIN R. CHRISTIANSEN

- 8. State of the City Message - Mayor Robin R. Christiansen**

ANNEXATION/REZONING REQUEST - FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council meeting of **December 08, 2026**. The Public Hearing of the Proposed Ordinance was accomplished during the Council Meeting of **March 09, 2026**. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

- 9. Annexation/Rezoning of Property Lands of United Worldwide Express, LLC at 1624 N. Little Creek Road**

A. Zoning Classification

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. This property is currently zoned IL - Limited Industrial Zone and RHM - Residential Manufactured Home Zone (Kent County Zoning Classification) and the proposed zoning is 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) (Tax Parcel: ED-00-068.20.01-15.00-000; Planning Reference: AX-26-02; Second District Council)

B. Adoption of Annexation Resolution No. 2026-04

C. Final Reading/Adoption of Rezoning Ordinance #2025-24

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.gov under "Government."

(1) An Ordinance Amending the Zoning Ordinance and Zoning Map of the City of Dover by Changing the Zoning Designation of Property Located at 1624 N. Little Creek Road.

REZONING REQUEST - FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council meeting of **JANUARY 28, 2026**. The Public Hearing of the Proposed Ordinance was accomplished during the Council Meeting of **March 09, 2026**. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

10. Proposed Ordinance #2026-07 - Lands of United Worldwide Express, LLC at 1600 North Little Creek Road and an Adjacent Parcel at 0.509 AC North Little Creek Road

Ordinance #2026-07 Review of a Rezoning application for a parcel of land consisting of 1.77 acres +/- and the adjacent parcel to the east, consisting of 0.52 acres +/- . 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. The properties are located on the south side of North Little Creek Road between Fairfax Lane and State Route 1.

(The owner of record is United Worldwide Express, LLC. Property Address: 1600 North Little Creek Road and an Adjacent Parcel at 0.509 AC North Little Creek Road, Dover DE. Tax Parcel: ED-05-068.20-01-61.00-000. Planning Reference: Z-26-01. Council District 2.)

CONSENT AGENDA

ADOPTION OF MINUTES

11. Regular City Council Meeting of April 27, 2026

COMMITTEE REPORTS

12. Council Committee of the Whole meeting of April 28, 2026

Safety Advisory and Transportation Committee

13. Group Violence Intervention (GVI) Presentation (Councilman Boggerty, and GVI Delaware Members)

(Committee Action Not Required)

- 14. Discussion on the Annexation/Rezoning Request of Property Lands of United Worldwide Express, LLC at 1624 N. Little Creek Road and the Rezoning Request of Property Lands of United Worldwide Express, LLC at 1600 N. Little Creek Road and an Adjacent Parcel at 0.509 AC. N. Little Creek Road**

(Committee Action Not Required)

- 15. Loockerman Plaza Pedestrian/Bicycle Lane Improvement Project (Jason Lyon, Water/Wastewater Director, and Paul Moser, Delaware Department of Transportation Program Manager I)**

(Committee Action Not Required)

Utility Committee

- 16. FY 24 Inflow & Infiltration Rehabilitation Project - Change Order (Jason Lyon, Water/Wastewater Director)**

(Committee Recommendation: Approval of the change order as recommended by staff.)

Legislative, Finance, and Administration Committee

- 17. Silver Lake Dam Emergency Action Plan - Change Order (Jason Lyon, Water/Wastewater Director)**

(Committee Recommendation: Approval of the change order request from Remington & Vernick Engineers for \$21,067, in accordance with the City of Dover Purchasing Policy and Procedures.)

- 18. Proposed Dual Employment Policy (Naomi Poole, Human Resources Director)**

(Committee Action Not Required)

- 19. Review of Council President Duties (Councilman Lewis and Councilman Anderson)**

(Committee Action Not Required)

- 20. Project Authorizations and Budget Amendments - Stoney Creek Alley Camera Installation, Floor Scrubber Replacement, and Library Green Roof Replacement (Sharon Duca, Acting City Manager)**

(Committee Recommendation: Approval of the projects and associated budget amendment totaling \$127,500, in accordance with the Budget Administration - Guidelines for Operating Departments Procedure.)

- 21. Proposed Ordinance #2026-09 - Amending Chapter 102 - Taxation, Article I. - In General, Sec. 102-1 - Valuation and assessment (Sharon Duca, Acting City Manager)**

(Committee Recommendation: Approval of forwarding Proposed Ordinance #2026-09 to council for approval)

(This item will be considered during the latter part of the meeting - see item #38)

- 22. Proposed Ordinance #2026-10 - Amending Appendix B - Zoning, Article 3 - District Regulations, Section 19 - Manufacturing zone (M), Section 20 - Industrial park manufacturing zone (IPM), Section 20A - Industrial park manufacturing zone - Business and Technology Center (IPM2), Section 20B - Industrial park manufacturing zone - Industrial aviation and aeronautics center (IPM3), and Article 12 - Definitions regarding Clean Hydrogen (Sharon Duca, Acting City Manager and Dawn Melson-Williams, Principal Planner)**

(Committee Recommendation: Approval of forwarding Proposed Ordinance #2026-10 to council for approval)

(This item will be considered during the latter part of the meeting - see item #39)

- 23. FY26 Weyandt Hall Stairwells/Basement Flooring Project - Change Order (Sharon Duca, Acting City Manager)**

(Committee Recommendation: Approval of the budget amendment request for the \$13,500, in accordance with the City of Dover Purchasing Policy.)

MONTHLY REPORTS - March 2026

- 24. City Council's Community Enhancement Fund Report**
- 25. City Manager's Report**
- 26. Controller/Treasurer's Budget Report (December, January, February, March)**
- 27. Fire Chief's Report**
- 28. Police Chief's Report**

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY CITY COUNCIL

29. 2026/27 Annual Staff Appointments

- A. Interim Building Inspector - Sharon J. Duca
- B. Assistant City Clerk - Arielle M. Rivera
- C. Assistant Treasurer - Andria L. Bennett
- D. Assistant Treasurer - Arielle M. Rivera
- E. Assistant Treasurer - Robin Dickerson
- F. Fire Marshal - Jason Osika
- G. City Solicitor - Daniel Griffith

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

30. Correction - Board of Adjustment - William "Bill" Holmes - Three-Year Term to Expire July 2029 (to fill the term of Christian Swalm)

31. 2026/2027 Committee Appointments/Reappointments

(Mayor Christiansen requests that these appointments be deferred until the next Regular Council Meeting)

OTHER CONSENT AGENDA ITEMS

32. Setting of Public Hearing - Electric Fund Budget

(Staff Recommendation: That a Public Hearing be set for June 8, 2026, at 6:30 p.m.)

33. Resolution No. 2026-06- Authorizing Signatures for Banking Services on Behalf of the City of Dover, Delaware - Controller/Treasurer, Assistant Controller/Treasurer, and Assistant Treasurers

34. Resolution No. 2026-07 - Approving the 2026 Community Development Block Grant (CDBG) Annual Action Plan

35. City Manager Selection Committee

- A. Tricia K. Arndt
- B. Andre M. Boggerty
- C. Gerald L. Rocha

ITEMS NOT ON THE CONSENT AGENDA

36. Self Build Solar at McKee Site (Paul Waddell, Electric Director)

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY COUNCIL PRESIDENT

37. 2026/27 Annual Committee Appointments Recommended by Council President

- A. City/County Committee (Liaison to Kent County)
- B. Council Committee of the Whole Subcommittees (Recommended by the Council President and Committee Chairs)
- C. Downtown Dover Partnership Board of Directors
- D. Economic Development Committee
- E. General Employee Pension Plan Board
- F. Kent County Tourism Board of Directors (Voting Liaison)
- G. Kent Economic Partnership Board of Directors (Voting Liaison Member)
- H. Other Post-Employment Benefits (OPEB) Board

I. Police Pension Plan - Retirement Committee

ORDINANCES

FIRST READING - The First Reading is offered on the Proposed Ordinance. Final action by Council will take place during the Second Reading on **JUNE 08, 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.

38. Proposed Ordinance #2026-09 - Amending Chapter 102 - Taxation, Article I. - In General, Sec. 102-1 - Valuation and assessment

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 **JUNE 15, 2026**, and that a Public Hearing before City Council be set for **JULY 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.

39. Proposed Ordinance #2026-10 - Amending Appendix B - Zoning, Article 3 - District Regulations, Section 19 - Manufacturing zone (M), Section 20 - Industrial park manufacturing zone (IPM), Section 20A - Industrial park manufacturing zone - Business and Technology Center (IPM2), Section 20B - Industrial park manufacturing zone - Industrial aviation and aeronautics center (IPM3), and Article 12 - Definitions regarding Clean Hydrogen

ACTING 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