

**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, January 23, 2023 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://rb.gy/yoyh20>

Event number: 2530 690 0748

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. Loudon

PLEDGE OF ALLEGIANCE - Councilman Boggerty

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 Awareness Month**

PRESENTATIONS

- 3. Certificate of Recognition Pizza Delight by Giacomo**

CONSENT AGENDA**ADOPTION OF MINUTES**

- 4. Economic Development Committee Meeting of October 11, 2022**
- 5. Economic Development Committee Meeting of November 15, 2022**
- 6. Regular City Council Meeting of January 9, 2023**

COMMITTEE REPORTS

- 7. Council Committee of the Whole Report of January 10, 2023**

Utility Committee

- 8. Evaluation of Bids – FY 2023 Street and Alley Program (Jason Lyon, Director of Water and Wastewater)**

(Committee recommendation: Award the contract to Sam's Construction, LLC for the City of Dover FY 2023 Street and Alley Program Bid #23-0005PW, for the amount of \$1,037,595.25)

- 9. Evaluation of Bids - Williams Park Storm Pipe Replacement (Jason Lyon, Director of Water and Wastewater)**

(Committee recommendation: Award contract to Gateway Construction, Inc. for the Williams Park Storm Pipe Replacement, ITB #23-0004PW, for \$148,000)

- 10. Annual Review and Approval of Governing Policy for Energy Commodity Risk Management (Lori Peddicord, Controller/Treasurer)**

(Committee recommendation: Approve the proposed amendments to the Governing Policy for Energy Commodity for Risk Management)

Safety Advisory and Transportation Committee

- 11. Dover Roundabout Analysis for Governors Boulevard, Ross Street and Bradford Street (Sharon Duca, Assistant City Manager)**

(Committee recommendation: For Council to receive public input regarding the options presented and to allow for additional research into low-impact traffic calming options)

Legislative, Finance, and Administration Committee

12. Draft Annual Comprehensive Financial Report (ACFR) (Lori Peddicord, Controller/Treasurer)

(Committee recommendation: Acceptance of the draft Annual Comprehensive Financial Report (ACFR))

13. Library Rebranding Presentation (Bryan Sylvester, Library Director)

(Committee Action Not Required)

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

14. Dover Public Library Advisory Commission - Five-Year Term to Expire June 2028

A. Theresa L. Whalen

ITEMS NOT ON THE CONSENT AGENDA

15. Community Reinvestment Funds – Project Allocation

(Staff Recommendation: Accept the \$3M from the Community Reinvestment Fund and approve the project allocation plan.)

16. Well #9 Change Order

(Staff Recommendation: Approve change order request from AECOM, Inc. in the amount of \$19,500, in accordance with the City of Dover Purchasing Policy & Procedures.)

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 21, 2023** and that a Public Hearing before City Council be set for **MARCH 13, 2023** 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.

17. First Reading-Proposed Ordinance #2023-01 Comprehensive Plan Amendments 2023: Annexation Areas Amendments to 2019 Comprehensive Plan as amended.

The First Reading is offered on the Proposed Ordinance. Amendments to the Comprehensive Plan require a Public Hearing, and it is recommended that a public hearing be scheduled before the Planning Commission on Tuesday, February 21, 2023 and that the hearing before City Council be set for Monday, March 13, 2023 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 736-7008 or cityclerk@dover.de.us.

Review of a series of Amendments to the 2019 Comprehensive Plan, as amended. The Amendments include consideration of the following as associated with Annexation Application AX-23-01 Lands of Calpine Holdings, LLC – Two Properties on White Oak Road: requests for amendment of Map 13-1: Potential Annexation Areas to revise the Annexation Plan category of two properties and requests for amendment of Map 13-2: Potential Land Uses for Annexation Areas to identify the Land Use Classification of two properties. (Planning Reference: Mi-23-01)

A. Consideration of Amendments to Map 13-1: Potential Annexation Areas Plan

Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to revise the Annexation Plan category from Area of Concern and unidentified area to Category 2: Priority Annexation Area on Map 13-1: Potential Annexation Areas Plan Map.

- a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.
- b. Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.

B. Consideration of Amendments to Map 13-2: Potential Land Use for Annexation

Areas Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to identify the Land Use Classification as Public & Private Utilities on Map 13-2: Potential Land Use for Annexation Areas Map.

- a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.
- b. Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.

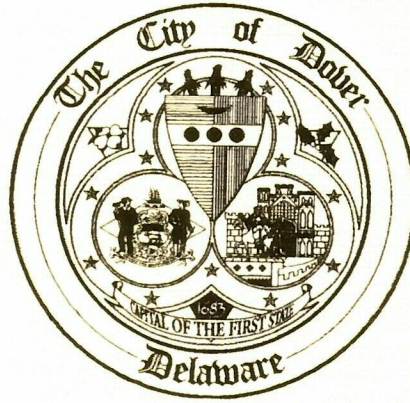
CITY MANAGER'S ANNOUNCEMENTS

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



PROCLAMATION

WHEREAS in 1915, Carter G. Woodson founded the Association for the Study of Negro Life and History, now known as the Association for the Study of African American Life and History. He believed that historical truth would diminish lies and usher in a new era of equality, opportunity, and racial democracy; and

WHEREAS, the Association for the Study of African American Life and History has selected “Black Resistance” as the 2023 National Black History Month theme which recognizes from American’s earliest days, how African Americans have fought repression, oppression, discrimination, and prejudice. From escaping the plantation, to the rise out of poverty and the struggle for equal housing and education to the struggle for voting rights, the resistance lives on into the 21st century; and

WHEREAS, the important contributions of black faith organizations, cultural centers, black medical professionals, black athletes, and black musicians who have all challenged injustice and have worked tirelessly to achieve equality, advocacy, and change; and

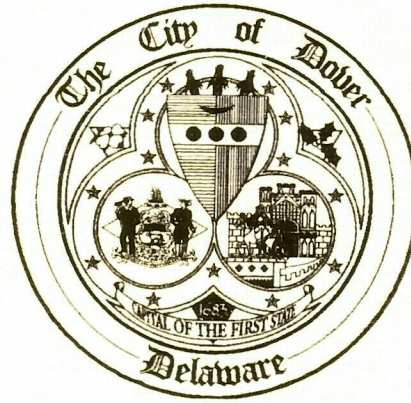
WHEREAS, currently, the rise of the Black Lives Matter movement carries on the long and deep legacy of African American resistance that is ongoing.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE do hereby proclaim February 2023 as

BLACK HISTORY MONTH

in the City of Dover and urge all citizens to recognize the essential role of African Americans in shaping our nation’s history and commit to working together to build a society that lives up to its dynamic of liberty and justice for all.

Robin R. Christiansen
Mayor



PROCLAMATION

WHEREAS, according to the National Human Trafficking Hotline, “human trafficking is a form of modern-day slavery in which traffickers use force, fraud or coercion to control victims for the purpose of engaging in commercial sex acts or labor services against his or her will affecting every community across age, gender, ethnicity and socio-economic backgrounds”; and

WHEREAS, human trafficking generates over \$150 billion in profits worldwide every year. The 2021 International Labour Organization report projected approximately 50 million adults and children were victims of modern slavery globally. An estimated 27.6 million were in forced labor including 17.3 million exploited in the private sector, 6.3 million in forced commercial sexual exploitation and 3.9 million in forced labor imposed by state. Traffickers often take advantage of instability caused by natural disasters, conflict, or a pandemic to exploit others; and

WHEREAS, since 2007, the Human Trafficking Hotline for Delaware has received close to 680 signals, such as phone calls, texts, emails and online tips, and identified over 500 victims included in 212 cases of human trafficking; and

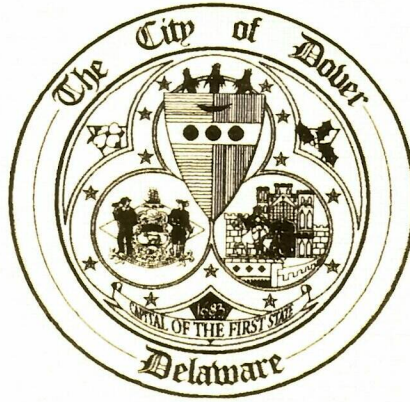
WHEREAS, in 2009, Trafficking Victims Protection Act passed by Congress establishing methods for prosecuting traffickers, preventing human trafficking and protecting victims and survivors of trafficking. Recognizing potential red flags and knowing the indicators of human trafficking is a key step in identifying more victims and helping them find assistance. Delaware leaders, social organizations and Delaware Healthcare Association all are devoting efforts to raise awareness and help stop the epidemic.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE do hereby proclaim January 2023 as

HUMAN TRAFFICKING AWARENESS MONTH

in the City of Dover and urge all residents to take action by being informed, spread awareness and know the signs for it could save someone's life

Robin R. Christiansen
Mayor



Certificate of Recognition

WHEREAS, after moving to the United States from Italy in 1959, Giacomo D'Ambrosi opened Pizza Delight by Giacomo in 1972 offering the first fresh dough pizza in Dover at the Blue Hen Mall; and

WHEREAS, in 1983 they opened across from the Dover Air Force Base for a few years and then moved in 1988 to the Route 8 Greentree Shopping Center. In 1998 they opened a second location in the Route 10 Gateway South Shopping Center; and

WHEREAS, Pizza Delight by Giacomo has been a trusted and dependable business in the Dover community for over 50 years. The D'Ambrosi's commitment to provide fresh, quality food to the citizens of Dover has made Pizza Delight by Giacomo a landmark in our community; and,

WHEREAS, it is deemed an honor and a privilege to present this Certificate of Recognition to

Giacomo "Jack" D'Ambrosi & Vicki D'Ambrosi
Owners of Pizza Delight by Giacomo

We thank you for serving exceptional homemade food with love, for providing outstanding service and for being a vital part of the Dover community. The City of Dover extends best wishes on all your future endeavors.

Robin R. Christiansen
Mayor

Economic Development Committee Meeting Minutes



October 11, 2022 – 4:00pm

The Economic Development Committee Meeting was held in person and by video conference on October 11, 2022 at 4:00 p.m. with Mayor Robin R. Christiansen presiding. Committee Members present in person or via video were Councilman Ralph Taylor, Councilman David Anderson, Kim Adams, City Manager Dave Hugg, and City Planner Mary Ellen Gray. Clayton E. Hammond II and Designee of Downtown Dover Partnership Diane Laird were not present. Guests present were Councilman Fred Neil, Dr. Vilicia Cade with Capital School District, and Pete Bradley with Kent County Tourism. Public present were Dr. Tony DePrima with Capital School District Board, and Bobby Wilson.

WELCOME

At 4:00pm Mayor Robin R. Christiansen called the Economic Development Meeting to order.

ADOPTION OF AGENDA

Mayor Christiansen called for a motion to adopt the Agenda. Councilman Fred Neil moved for adoption of agenda, seconded by Councilman Taylor, unanimously carried. (Clayton E. Hammond II and Diane Laird absent).

ADOPTION OF MINUTES

Mayor Christiansen called for a motion to adopt the October 12, 2021 minutes. Councilman Fred Neil moved for adoption of minutes, seconded by Councilman Anderson, unanimously carried. (Clayton E. Hammond II and Diane Laird absent).

Mayor Christiansen called for a motion to adopt the September 13, 2022 minutes. Councilman Fred Neil moved for adoption of minutes, seconded by Councilman Anderson, unanimously carried. (Clayton E. Hammond II and Diane Laird absent).

CAPITAL SCHOOL DISTRICT – DR. VILICIA CADE, SUPERINTENDENT

Dr. Vilicia Cade representing Capital School District. Dr. Cade states good afternoon to the city council and all honorable people here, to my vice president of my board that is present with me today, and my board member Mrs. Duggins. I appreciate this conversation on Economic Development because I believe very firmly that K12 education institutions play a vital role in Economic Development. Here in the City of Dover we have so much synergy, so much movement, so much enthusiasm and momentum that is growing around this topic. I am hopeful

that my brief presentation will help us spark a conversation and provide some insight on my vision on how to support Economic Development in our city.

Dr. Vilicia Cade reviewed the presentation entitled “Capital School District Presentation” Attachment #1.

Mayor Christiansen asked are there any questions for Dr. Cade. Councilman Fred Neil stated not so much a question but the loudest applaud that I could possibly give to you. Councilman Fred Neil stated there is no question the irony of that video. The irony is we have people who do not want to work and an industry that states we don’t need you. And yet the very foundation of everything we do depends upon on the continuous of humans being able to work and do the job. I offer my bravos, great keep it up, do what you have, and we will try to support what you have. There is no question in my mind this is something that has to happen, and you are doing the right thing at the right time for these kids to grow up. If you had grew up in a household where you had a second language you would learn that second language. The second language today deals with dots and dashes, it deals with coding, it deals with all of that. I did not grow up with that. The kids today would have to teach me. What do I want to do with my cell phone if I want to do more than call home? What you are doing is on the right track, and all I can say is bravo, bravo, and bravo.

Councilman Taylor asked about the Parent Leadership Program. Councilman Taylor ask has Capital School District started working with free adult education either onsite or in the community? Dr. Cade responded we have a very vital partnership with POLYTECH who has the adult education contract for Kent County. So, within the Department of Education there is an adult education branch that is typical. We just had a literacy night and adult education kick off last Monday, which we worked with our ESL parents. As a part of our parent leadership program, you will see more partnerships between us and other districts because what I am very firm on is intentional and receptacle partnerships where we commingle our funds, minimize duplication of efforts, increase capacity, so we can increase impact by working collaboratively.

Councilman Ralph Taylor had a second question about assisting seniors. As we know seniors are not capable of some of the technology out here today of basic things. Have you ever considered an alternative or different type of version of Adopt a Grandparent? Which means you would deal directly with the seniors. You would teach them how to use these devices, so they can get the information in real time. I think that would be truly an asset to the community. The long-term things are necessary, but the right now fixes are inundating us and leaving our seniors behind each and every day. Dr. Cade responded. Yes, in my previous position in Ohio, I started an intergenerational partnership with the NAACP, and our school district. I think it is very important that our young people work with our seniors, and elderly in our community to close those generational gaps, and to help them advance their use of technology. So, I think there is great merit in that, I am going into year two, so I haven’t been able to tackle all our issues in the community. I absolutely see this as an opportunity to work with our senior citizens, and to allow our young people to take some leadership. But again, going into my year two and the processes of reconfiguring our entire district I am still building. So, I would take that under advisement. Councilman Ralph Taylor stated great job, we are well pleased with your efforts. We can see your fingerprint on things. I was on Capital School Board for about 4 years; absolutely loved it.

Being there and seeing things firsthand and you coming in and handling things. Once again, well pleased with your efforts. Thank you

Mayor Robin R. Christiansen stated I want to thank Dr. Cade personally for being a part of our workforce development committee, she met in my office with some other folks, and we are gone to have some great things happen. Thank you again Dr. Cade, and the school board members for being here.

KENT COUNTY TOURISM UPDATE – PETE BRADLEY, PRESIDENT

Pete Bradley stated thank you for having me. I have a PowerPoint presentation, but feel free to ask me any questions. We have a small staff; I am the President. We have a Marketing & Communications Manager, Cathrine Jenkins; Rachel Rohm is our Business Service Manager; and Debbie Eashum part-time Group Sales Manager. I am very blessed for our great staff.

Pete Bradley reviewed the presentation “Kent County Tourism Presentation” Attachment #2.

Councilman Taylor asks, how do you depict Dover when you start doing your county wide advertisement? I’ve been seeking for a couple years now a sustained advertising program that was showing Dover as safe, clean, welcoming, and exclusive. It must be something that it is sustainable. It cannot be a one-time deal for that will not stick. If you just give a few advertising spots on the television. It must be sustainable. If you can start advertising that to Bally’s, and to all that may come on board, that may give us more traction of what we currently do not have. So, you if you gone to depict us as anything it will be safe, clean, welcoming, and exclusive. We will take care of the rest as time comes. Pete Bradley responded anytime in advertising promotion you must have a constant and relentless message when it starts traction. That is why I am really excited about the master plan. Nothing happens overnight. Councilman Taylor agreed the master plan is a great thing to talk about. However, people are not going to come to an area that isn’t safe. We need to tell them that Dover is not a shooting gallery. Dover is not one of these places, but a beautiful city, and we just don’t get the good out as much as the bad goes out. So, we need to control the narrative. I think we can control it through this means right here.

Councilman Neil states news is bad news, and good news is a feature. I think the perception is because you’re seeing it here in our newspaper, you’re hearing the criticism that is not getting out to the public beyond these walls. In truth in 2015 the metamorphosis that took place from the tourism when I was first appointed to the board. Which basically the volunteers did not have the professionalisms that has been brought into the organization. As soon as we brought in the professionals from the outside suddenly, we had on one of the major sites for hotels “come to Dover for a weekend” it was special because of everything that is here. It was a big deal at the time in 2015. Since that time, we have moved on to a different Executive Director. I felt like he brought in a period where he is a native. Having someone who knew Dover basically added another dimension to that. So, sometimes we see the perception because were looking in the mirror, and we say Oh my God I got that blemish. The fact is that blemish is not going beyond that mirror. So, in term of getting the word out for these activities. Which is why Pete, the Mayor and I and Councilman Anderson feels the same way with the DDB coming up. With the river walk coming up, with all these things coming up. When you have the restaurants that are

downtown as well as the developments downtown along with the new lighting system downtown coming in. So sometimes it is hard to ignore what you see in the mirror. What they see is NASCAR; what they see is FireFly. And if you're not having problems with FireFly getting the word out to the music world, or NASCAR having a problem with crime here in the sports world, and now with the Gifts of Light; I think that's marvelous. I think that you have to understand by looking down more globally on it, how does this affect us. We want more. Because you understand what that local problem has been. People out there really don't understand that they don't even see it. So, understanding that as we work to correct the problems here locally is extremely important.

Councilman Anderson had a couple questions. How will certain things affect marketing? Like if Dover gets a river walk, when we open our state-of-the-art skate park, and dog park. I am not saying people will come, some will come for a skate park, but how would it affect for people to come for other events to have those particular amenities. Will that have a positive affect extending their stay? How will that help or not help? Pete Bradley responded it will help. Some of the things you mention are for local residents. But like you mention when you have a River Walk and some of things you mention will benefit the tourist and get that cross pollination. Very important anything new or unique can be marketed. I always talk about the AMC because that is unique. How are you different from the guy down the block? Or the other region? AMC is just a concrete example. Other regions do not have a phenomenal air museum. But again, they play an important role. I am really excited. I am confident we will have those additional wins. Nothing happens overnight, yet it does build that momentum, and other developers come in see what's going on.

Councilman Anderson questioned if you could have one relative unexpensive easy to achieve things that we are not doing that would help tourism, what would that be? What would you recommend? Pete Bradley's response was to put yourself in the eyes of the tourist of someone coming into the city for the first time. One of thing is that welcoming, and that first impression is huge. You have different avenues to come into the city, but that is very important. Again, they have a great team. If you are coming into the city for the first time it can be confusing with parking. Where do I park? Especially if there is an event going on. That will be addressed. People want something simple and easy. I know it has been asked of a parking garage. I can tell you it's not similar, but an analogy is my daughter went to Notre Dame and at first, I did not want to go downtown but my daughter said there is a parking garage. They built this garage and around the garage are these restaurants and shops. So easy to park and would not have to navigate to find a parking spot on the street. I saw firsthand that entire section of economic development was crazy.

Councilman Anderson final question is how do you see the new role of Kent County Tourism at Dover Days because we do miss you all? Pete Bradley responded when I first started, the first week we ran Dover Days for the last time. And then the next year we were part of the committee and I told John Doerfler, who was the marketing manager, that I don't want the impression we are abandoning it. We play an extremely important role, and we have to be very active on the committee and be participates. Unfortunately, it has been cancelled. The committees are starting again. Rachel will be our key player. She lives downtown, right off The Green. She is from the park system, and she loves Dover. Tourism is in her DNA. We play an extremely important role

with that. It's a huge event. I was blown away and I only was here for 5 days when I started at Kent County Tourism. The organization did a great job with it. It is a huge event, and we have to play an important role.

HEALTH OF MINORITY BUSINESS IN DOVER

Councilman Anderson stated we have a couple of subject matter experts on the committee here. This item was actually requested to me by another committee member. Councilman Taylor and I have made some interesting trips. Councilman Anderson asked Councilman Taylor, would you like to start with some things that have happened over the last couple months? Or protentional out reaches? Councilman Taylor stated you start, and I will piggyback right from where you are coming from. Councilman Anderson stated there has been of course with all the businesses in the county there has been impacts recovering from Covid. There are concerns that have been raised in the entire businesses community including the minority business community. And some people have wondered if there is an east / west divide. There have been some recommendations that have come out of the DDP public safety committee for enhancing more west of Governors Avenue when it comes to amenities. Making sure that there are simple things such as adequate trash cans. Sidewalks that are walkable instead of being serious tripping hazards and things of that nature. There have been safety concerns which are, while they are improving thankfully and thank God for that. We are definitely grateful for our police force and definitely has been appovement but now we are moving more from the violent crime type issues to the quality of life. We can actually breathe enough to get to the quality-of-life issues, and in the townhall we referred a number of those concerns now. For people that have raised quality of life concerns that are affecting their businesses. Would you like to take it from there Councilman Taylor?

Councilman Taylor stated just listening to the business owners talk about the divide. A night and day difference. I don't know everything of how to fix it, but I just know we can do a little better. Trash cans the simplicity of things like trash cans. When we cross from east and west side of Governors; the east side was clean, the west side was immediately trashed with needles, drug paraphernalia and all different kinds of things. So, when you have business owners who are relying on foot traffic. Between the tripping hazard, the blight and the nastiness, how can we really say we are trying to do the best thing when we allow that to happen again and again? I am not challenging you Mr. Mayor. Just simply saying now that we know better, we can do better. We need to focus and be very conscious of these things and start fixing them. I know Mosaic is on its way, but Mosaic is not here and there is a lot of life to be lived between now and then. We just have to do a whole lot better. Our business community is very concerned. Donnell came to the DDP safety meeting, and he grew up right here right downtown. He knows a lot of these people, but he is trying to avoid having to go hands on to move people who are addicted, who are under the influence and passing out. He is trying to remove these people who are urinating and defecating in the doorways but that should not be his responsibility as a business owner. He should be able to stand in front of his business and welcome people in but right now that is just not happening on a consistent basis. Where do we go from here? I think it is going to take a little more dialogue, but it is time for us to start moving. It is not a time just to advertise of what we can do. It is time to do what we do best. For me it is law enforcement. I try to stay in my lane with the Police Department and make sure that everyone is making good decisions. I try to flood

them and you with great ideas to make sure that we can move forward. But again, we have to do something. We got to act, and we got to act now.

Mayor Christiansen stated he would have to concur on the fact that there is a certain organization that we will remain nameless at this point in time that has for quite a while has ignored the minority businesses that seem to flourish on the west side of Governors Avenue. I would like to remind everybody that one of things I did after I became Mayor was, and I still do, to walk and I touch base with a lot of the businesspeople there and the people that live in those residents. One of the things I noticed was Christmas stopped at Bayard Pharmacy. So, I took it upon myself and went out and bought \$3,500 dollars' worth of Christmas decorations that match the ones that was on the main part of Loockerman Street. I had them put up and bought a \$300 Christmas tree and planted where I thought city property was. Turned out to be Bob Duncan's property. He wasn't really happy about it but we got a nice tree out of it. The merchants on that end of the street appreciated that Christmas went from State Street to the railroad. I concur with you that we need to do to a better job. We have an organization we put in place that is funded very well and have received a lot more funds. That maybe they should pay more attention to the people that are trying to develop businesses and properties west of Loockerman St. I am not pointing fingers at anyone. However, it is kind of obvious to me that we have dropped the ball. We have people that go down there every morning. The young man that picks up trash all along Loockerman and all the way to Simaron. So, we do make an effort. It is not an easy job Councilman Taylor as you have already acknowledged. The one thing with the new ordinances we may be able to do something more rather than what were able to do now and moving people along that are undesirable and causing certain properties to be diminished. But let us remember that when we squeeze the toothpaste there, it will go somewhere. So, Mr. Anderson do you have anything else on the subject or Councilman Taylor?

Councilman Anderson stated he would like to thank Mr. Hugg for his cooperation and when it comes to making sure that we are more inclusive with our contracting. Councilman Taylor and I went to a conference on our own dime just in case someone wanted to know that and it gave us some excellent information which we are sharing with staff. We hope to have some more positive things come out of that within the next few months when it comes to increasing of supply and diversity. Bringing in more businesses and jobs in the city and building the businesses that we have. We need to make sure that when it comes to supply; number one the taxpayers get their best bang for the buck in the free market. That's the most important thing. Not a social agenda. Part of that bang for the buck is keeping some of their money local. Making sure that local businesses, including minority businesses, have the opportunity to get city business will have a very positive economic impact. When you look at dollars that remain in the community you look at that a contract is worth about \$8 dollars for every dollar you keep in the community. It is actually worth \$8 in economic activity. That is an important factor. Local businesses in general and try to make sure minority own businesses and women own businesses are included in a better outreach is vital.

Councilman Neil questioned if the gentleman or the businesspeople that you have contacted or work with, are they involved in the activities of the DDP? Because I think this is where the pressure comes from, that we make sure that when we sit in on the executive board meetings that we understand and can bring forth some of the things you are talking about. Because I know

there is a good relationship between Public Works and DDP. If there is a problem, then I think our people are out there, if they are not already, to assure to make the cleanup gets done and faster. I would like to make sure they have a voice within that organization.

Kim Adams, a business owner on both side of Governors Avenue, stated she is on DDP as you know and a lot of other boards that are here as well. Yes, I own properties on Bradford and Loockerman. One of my issues is the trip hazards. I witnessed a mother and 2 children fall into the street one weekend when I was there. I witnessed two elderly people and a special needs grandson fall into the street in the same area. So, I made a call, and the second time something was done that day in front of the building. But a lot of the problems comes from the same people doing the same things day in and day out. There is no change. There is this one guy, I do not know his name, but he has backpack, some black pants hanging off, a burgundy jacket and he is high on the street in front of my store. People are not going to come if they see that type of stuff. He is defecating in my doorways. In the alley they are sleeping in between the buildings. I have cameras up and at 2:00 or 3:00 in the morning they are doing drug deals behind the building. These things continue to happen. It is not a secret. I just don't understand why there isn't a change. I am investing a lot downtown. It just has to change. There are four new houses on New Street getting ready to come up. Nobody wants to spend that type of money to continue to have these same problems. So, I do not know how it gets solved or what happens. It is the same people.

Mayor Christiansen stated that I will credit council with making a continuous effort to enforce the laws that we have on the books. To make sure they are constitutionally vetted. We are believers in the constitution. Just 2 blocks from here we ratified that very living document that we all live and try to run our country by. However, it will be vetted so that it is a constitutional law and will give the police officers a little bit more of power to their punch to take folks off the street. A lot of it is not necessary law enforcement, it is mental health issues and we do have a mental health person with our patrol people on the street. So, between the good efforts and good intent of everyone gathered in this room, and the people that aren't in this room will try to do better and make downtown and our entire city a better place to live, work, and play.

Councilman Anderson requested Bobby Wilson, a minority business owner, to speak. Where to we stand on minority participation on contracts? I know we have talked about revisiting this issue. Mayor Christiansen responded that the City Manager, after being instructed by City Council, was to review our bid awarding process, advertisement process and to piggyback on the State's list of contractors that are available to do the specific work that we are interested in having done. So, we have made every effort via our Council President and members of Council and unanimously instructed the city staff to do so.

Councilman Taylor added that one of the other things we are doing. Right after we awarded the contract to A-Del, I contacted them, and I asked them exactly; how does this work when it comes to minority participation for example of a building being torn down? And A-Del said that they were totally inclusive, they did everything. I then said to them that I don't understand how that is going to help the minority businesses if you do everything and you do no subcontracting. Because typically the minority businesses are unable to do the whole scope of work, so they have to be subcontracted in. So now that is one of the target areas that we are doing. We are really

starting to look at that now. How do we break that job down so that we can make sure that the minority businesses that are included on the list already, or maybe even coming in, still get some of the opportunities for that business? It was several minority businesspersons from Maryland that were telling me how to do this and again, I'm trying to take their good works and bring them here. It's going to take a little time, but we are heading in the right direction. Mr. Wilson commented that he thinks it is taking too much time. This is something that is long overdue, and we are not concentrating on it wholeheartedly to make this happen. A-Del doesn't deserve a contract if they are bringing everyone from New Castle. They should be required to break it down in some shape, form or fashion and the citizens and businesses of Dover should have an opportunity on the project. There are opportunities to learn about this. Why don't we have a class about this with all of your procurement officers? So, they can get an educated understanding of how this works. That way everybody can be inclusive. If we need to have a study, we can bring professionals in to sit down from Maryland to help us in this situation. Mrs. Adams commented about the Family Court project. For that project, was there a small business plan to use small businesses? I agree with his question; I'm a small business here in Dover. I can do a lot of that work as well, but I wasn't given the opportunity to even bid on it. I deal with A-Del and a lot of other businesses, larger businesses, that are around here. With DelDOT, they don't participate with us either. I do more contracts federally than I do right here locally. My money stays here because I hire people here, my jobs are here, I spend the money here, and I employ people here. But a lot of those other companies, there's such a thing called a small business plan. How are you using the small businesses here? Where's your percentage of minority, women and veteran service disabled? Where is that plan? There is something that someone can do. I don't know how much that project is. I know it is over 100 million. Mayor Christiansen responded that the city had nothing to do with awarding of any of the contracts. That is specifically a State of Delaware project and I think that you might want to speak to the local Representative and the local State Senator and also the Governor's Office as well because that project came down from higher up. The basic involvement we had is where we wanted it put so that it would be the southern anchor for our downtown revitalization. Mr. Wilson commented in reference to the courthouse we are speaking to the Legislatures. We need a supply diversity goal within our legislation, and I urge everyone here to get with your State Legislature representative and ask him to formulate a bid bill for supply diversity with goal setting. Mayor Christiansen stated that it is Council's policy to seek out qualified minority contractors to do work for the City of Dover.

MAYOR'S ANNOUNCEMENTS

NEXT MEETING DATE

November 15, 2022 at 4:00 PM

ADJOURNMENT

Mayor Robin R. Christiansen called the meeting adjourned at 5:30PM.

Exhibits

Exhibit #1 – Capital School District Presentation

Exhibit #2 – Kent County Tourism Presentation

Dr. Vilicia Cade
CEO & Superintendent
Capital School District

*Taking a Two-pronged Approach
to Supporting Economic Development...*

*“A Dynamic Economy Begins
with a Good Education.”*

Dr. Bob Taff

Center for Educational Excellence,
University of Dayton

The Role of K-12 in Economic Development

- Unique responsibility of preparing the future workforce
“Educational Excellence today for a Changing Tomorrow”
- Businesses want to place their companies in community with thriving schools
- The forgotten *“Captive Audience”*

Will Our Children Be Prepared

As you watch the video I ask that you envision a child that you care about and ask yourself what aspirations and dreams you have for this child?

Show the Video of The Future of Work: Will Our Children Be Prepared?

<https://youtu.be/59d3UZTUFQ0>

Dover Middle School Campus

School of Excellence

School of Innovation



K-12 Schools have the Unavoidable Responsibility.....

Schools must change and create new paradigms to align to the changing needs of our evolving technological world.....

Schools must be responsive the wholistic needs to advance the quality of life to support a health economic growth

Launching an Era of Excellence through Innovation

Students:

- Focus on work-based learning and career exploration earlier
- Support pivotal partnerships with central Delaware business to create pipelines and pathways to living wage earning opportunities
- Service learning and connecting students to our legislators deepen sense of community, belongingness and Senator Pride
- STEAM integration and intentionality

Parents:

- Parent leadership programs that provide opportunities to upskill and connect to employment opportunities to raise the quality of life

Economic Development is everyone's responsibility

Attachment #1

Item #4.

K-12 is at the foundation of this effort.....

“Technological innovation is indeed important to economic growth and the enhancement of human possibilities.”

Dr. Leon Richard Kass, University of Chicago

TOURISM IN KENT COUNTY

PETE BRADLEY
PRESIDENT

KENT COUNTY TOURISM CORPORATION



YOUR Kent County Tourism Team:

Pete Bradley

President

pbradley@visitdelawarevillages.com

Catherine Jenkins

Marketing & Communications Manager

cjenkins@visitdelawarevillages.com

Rachel Rohm

Visitor Services Manager

rrohms@visitdelawarevillages.com

Debra Eashum

Part-time Group Sales Manager

deashum@visitdelawarevillages.com



WHO IS KENT COUNTY TOURISM CORPORATION?



Attachment #2
at YOUR OWN PACE
Item #4.

Mission Statement

Kent County Tourism Corporation (dba Delaware's Quaint Villages) is the official destination marketing organization for the county and its jurisdictions, whose mission is to generate incremental economic impact for the community through **the attraction of visitors, especially overnight visitors.**

It is a self-governing private not-for-profit 501(C)6 corporation with a Board of Directors established in 1990



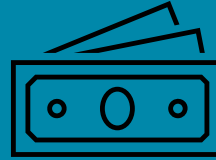
“It All Starts with a Visit”



Tourism is
Everybody's Business

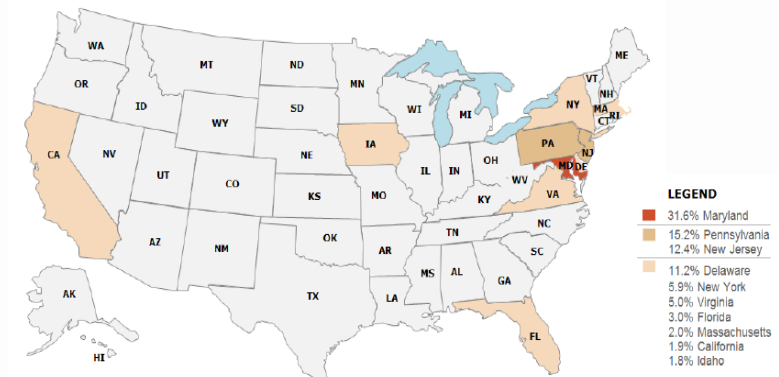
Visit, Live, Work –
All are interconnected

VALUE OF TOURISM IN DELAWARE



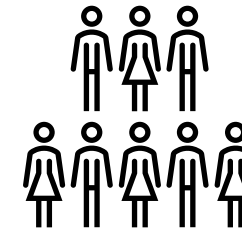
- In 2019, there were 10.4 million visitors to the State of Delaware.
- The Delaware tourism industry is the 4th largest private employer in the state, employing 45,500 people.
- The tourism industry generated \$568 million in state and local government taxes/fees in Fiscal Year 2019.
- Without tourism, each Delaware household would pay an additional \$1,564 in taxes.
- The average visitor spent \$315 per trip in 2019

Top States of Origin



Sources: D.K.Shifflet
& Rockport Analytics

HOW ARE WE FUNDED? PUBLIC ACCOMODATION



Current Public Accommodation Tax Allocation

HOW IT'S ALLOCATED:

- General Fund – 5%
- Beach Replenishment – 1%
- Delaware Tourism Office – 1%
- Local County CVBs – 1%

TOTAL COLLECTED BY STATE – 8%

12.5%

allocated by the State to the Local County CVB's from the PAT Tax goes to Kent County Tourism Corporation to promote Kent County to tourists.

\$413,000 in FY22

Note: FY 21 PAT Revenue was **\$324,000**
Pre-Covid FY 19 PAT Revenue was **\$461,000**

PUBLIC ACCOMODATION TAX (PAT) COVID IMPACT



Month	2019-2020	2020-2021	Inc (Dec)	% Inc. (Dec)
April	\$ 33,496	\$ 19,062	\$ (14,434)	-43.09%
May	\$ 35,661	\$ 11,026	\$ (24,635)	-69.08%
June	\$ 47,907	\$ 12,043	\$ (35,864)	-74.86%
July	\$ 60,615	\$ 22,673	\$ (37,942)	-62.60%
August	\$ 52,712	\$ 33,855	\$ (18,857)	-35.77%
September	\$ 42,992	\$ 38,954	\$ (4,038)	-9.39%
October	\$ 36,793	\$ 25,755	\$ (11,038)	-30.00%
November	\$ 44,427	\$ 21,193	\$ (23,234)	-52.30%
December	\$ 34,110	\$ 20,041	\$ (14,069)	-41.25%
January	\$ 30,352	\$ 26,247	\$ (4,105)	-13.52%
February	\$ 20,939	\$ 16,305	\$ (4,634)	-22.13%
March	\$ 24,167	\$ 21,370	\$ (2,797)	-11.57%
Total	\$ 464,171	\$ 268,524	\$ (195,647)	-42.15%

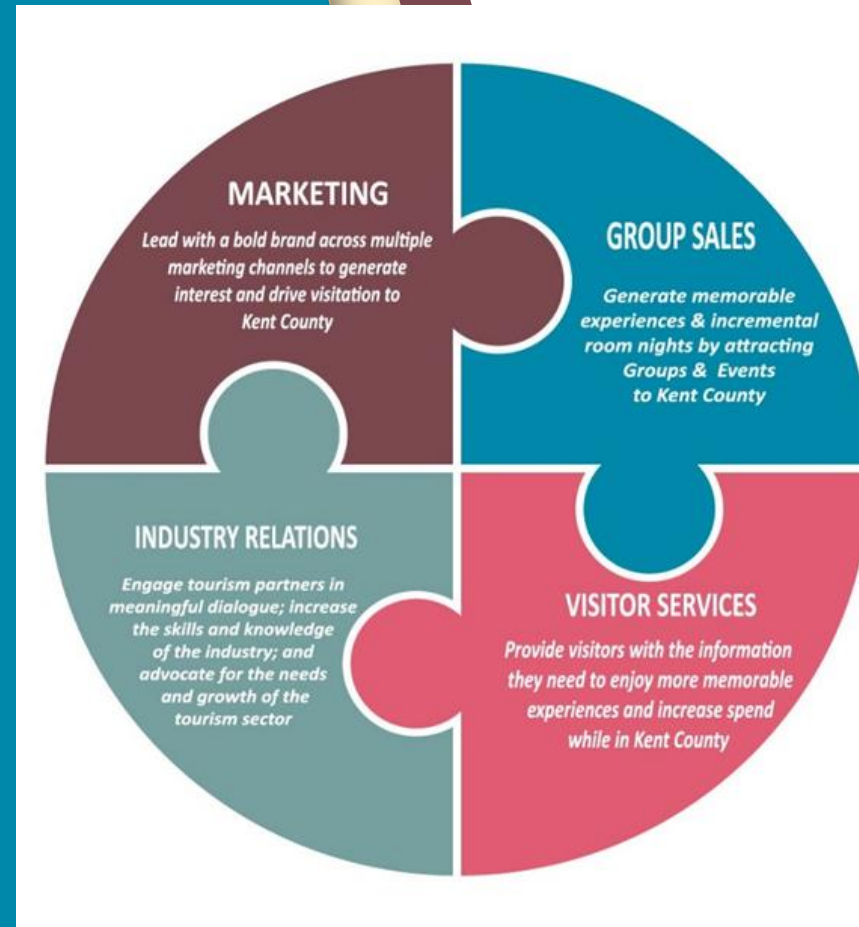


- **Kent County Levy Court ARPA Grant Programs**
 - Kent County Tourism and the Central Delaware Chamber of Commerce played a key role in developing the grant program specs/logistics to gain approval from Kent County Levy Court
- **Hospitality Grant Program**
 - Eligible organizations- Hoteliers and Banquet Meeting Facilities
 - 23 organizations awarded a total of \$995,000 in grants
- **Small Business Grant**
 - For profit small businesses with 100 or less full-time equivalent employees
 - 140 small businesses awarded approximately 2.2 million in grants
- **Fiscal 23- Kent County Tourism expanded sponsorship plan**
 - Dover Days Event
 - Dover Air Show
 - Delaware State Fair
 - New proposed County Major events

WHAT WE DO

We lead the Kent County Tourism Industry to work together to generate visitor spending by developing and implementing comprehensive destination marketing programs.

- ▶ **Marketing/Communications** inspires visitation to benefit the local tourism economy
- ▶ **Group Sales** attracts the memorable experiences that motivate group travelers and provides fuel for our marketing machine
- ▶ **Visitors Services** ensures Visitors get the most out of their stay, spend more, enjoy themselves, tell others & come back soon (CTA)
- ▶ **Industry Relations** lifts the industry and acts as the conduit between Kent County Tourism and our tourism partners



WHAT TOURISTS LIKE ABOUT KENT COUNTY



Survey Says!

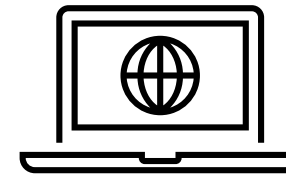
History and Heritage

Outdoor Recreation

Breweries, Wineries, and Distilleries



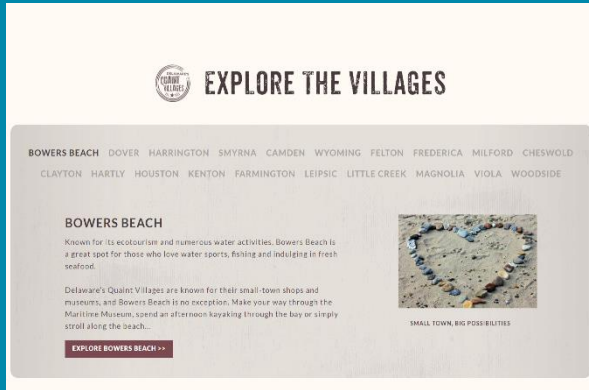
OUR WEBSITE



Attachment #2 Item #4.

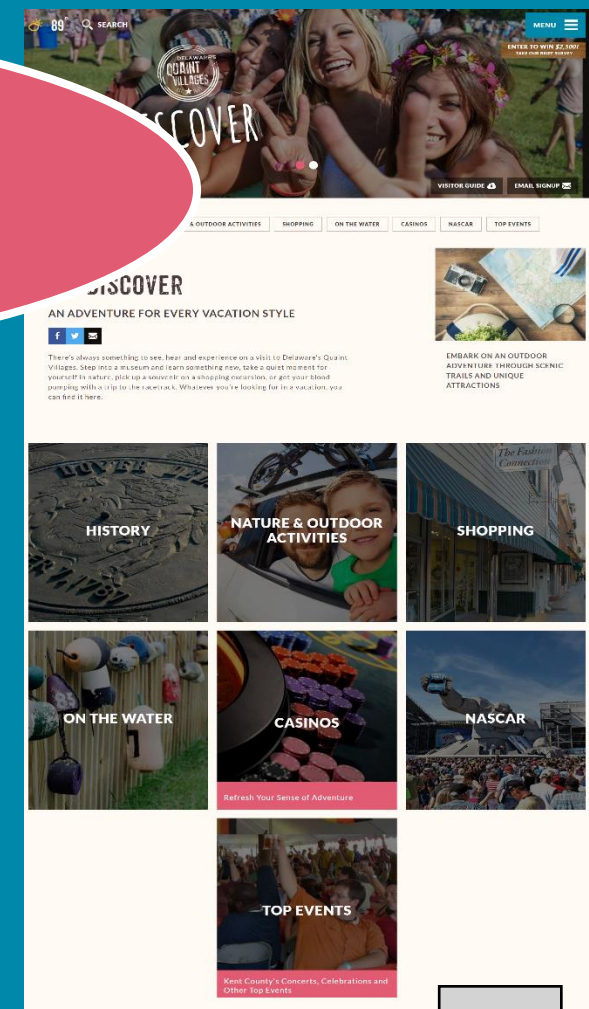


240,000+
Visitors Per Year



- Responsive Design
- Vivid Photos & Video
- All Tourism related businesses have listings
- Community Event Calendar
- Itinerary and Tour Suggestions

www.VisitDelawareVillages.com



Social Media Results

Social Media - 07/01/2021 - 07/31/2022

Social Referral Traffic - YoY

Sessions for the given date range compared to the previous period.

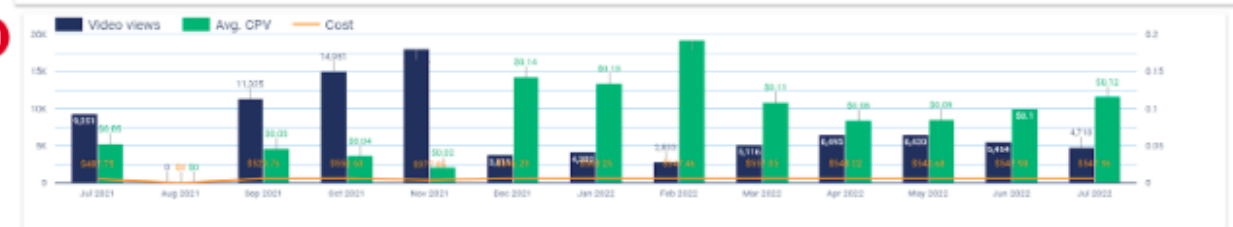
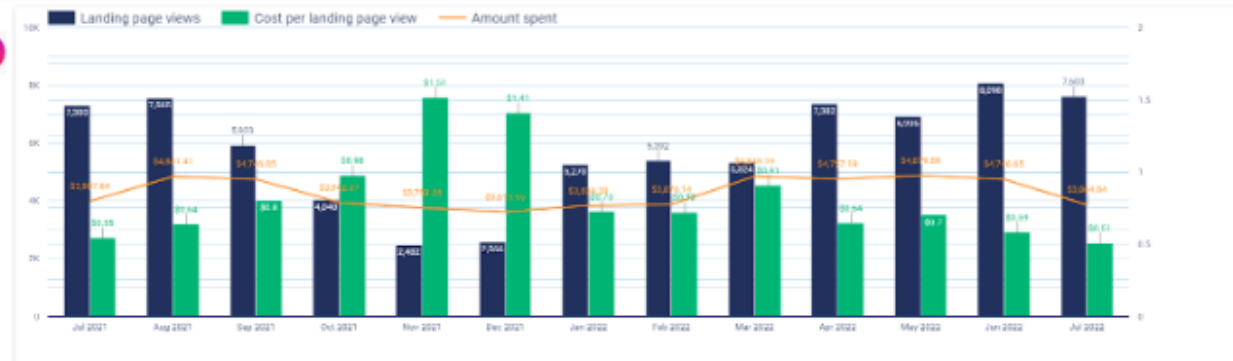
Sessions	Pages / Session	Avg. Session Duration	Visitors Guide Request	E-Newsletter Sign Up
92,615	4.25	00:00:53	6,018	4,361
↓ -16.4%	↑ 19.9%	↑ 25.4%	↑ 71.8%	↑ 436,000.0%



Impressions	Engagement	Landing page views
5,778,813	109,115	75,880
↑ 64.2%	↑ 36.9%	↑ 23.1%
Website conversions	Cost per LPV	Amount spent
5,888	\$0.73	\$55,704.07
↑ 96.1%	↑ 98.2%	



Impressions	Video views	Avg. CPV
413,944	92,651	\$0.07
↑ 419.9%	↑ 216.5%	↑ 84.0%
Conversions	Amount Spent	
40	\$6,352.60	
↑ 1,900.0%		



KENT COUNTY TOURISM "THE VILLAGER" Sponsored by Chesapeake Utilities

Attachment #2

Item #4.



**Ford Transit 250
Van runs on
Natural Gas & Gasoline!**

- Kent County Tourism in partnership with Chesapeake Utilities created the Mobile Visitor center "The Villager".
- The center is a 250 Ford-Transit that has been converted and is equipped to run on Compressed Natural Gas (CNG) with gasoline as back up.
- The Villager attends festivals, fairs, and events that appeal to visitors to help pro-actively engage with them along with locals on what to do in Kent County.



JOIN US!

**CLASSES AVAILABLE MONTHLY
FOR CLASS SCHEDULES, ONLINE ENROLLMENT
& ADDITIONAL INFORMATION**

WWW.VISITDELAWAREVILLAGES.COM/CTA

PROGRAM BENEFITS:

- INCREASES KNOWLEDGE OF KENT COUNTY**
- PROVIDES A MEANINGFUL NATIONAL DESIGNATION TO ADD TO YOUR RESUME**
- EXCLUSIVE INVITATIONS TO CTA MIXERS, EVENTS, AND NETWORKING OPPORTUNITIES**
- SPECIAL CTA FREEBIES AND DISCOUNTS**
- BUILDS VALUABLE SKILLS FOR A LIFETIME**

DELAWARE'S QUAIN T VILLAGES CERTIFIED TOURISM AMBASSADOR



The Delaware's Quaint Villages Tourism Ambassador Program is a multi-faceted program ran by Kent County Tourism Corporation that serves to increase tourism by inspiring front-line employees and volunteers to turn every visitor encounter into a positive experience.

When visitors have a positive experience, they are more likely to return in the future and also share their experience with others. Everyone benefits – the visitor, the industry, the local economy, and most importantly, the front-line worker.





Marketing Plans

- Increased Advertising Spend
- SEO, PPC, Social Media Advertising Focus
- Instagram and Youtube advertising
- Connect TV advertising
- Explore Tiktok advertising
- Continue conversion focus- visitor guide, email sign-ups
- Fall Photoshoot
- On-going website enhancements
- Potential new website
- Expanded visitor guide distribution sites
- Downtown Dover Focus- Master Plan

Concerns

- Staffing Challenges- Hospitality Partners
- Group Market Slow to Recover

Economic Development Committee Meeting Minutes



November 15, 2022 – 4:00pm

The Economic Development Committee Meeting was held in person and by video conference on November 15, 2022, at 4:00 p.m. with Councilman Ralph Taylor presiding.

Committee Members present in person or via video were City Planner Mary Ellen Gray and Designee of Downtown Dover Partnership Diane Laird. Committee Members that arrived late were Mayor Robin R. Christiansen, Councilman David Anderson, Kim Adams, Clayton Hammond, and City Manager Dave Hugg. Clayton E. Hammond II was not present. Guests present were Councilwoman Trisha Arndt, Susan Love and Jessica Quinn with DNREC and Dr. Dina Vendetti with the Central Delaware Chamber of Commerce.

WELCOME

The meeting will not be called to order at this time due to lack of quorum. There are no action items that require a vote; proceed to presentations.

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) – DELAWARE CLIMATE ACTIVE PLAN – SUSAN LOVE, ADMINISTRATOR

Susan Love representing DNREC stated, thank you very much for the opportunity to come speak to you tonight. Hello, I am Susan Love, Administrator of the Climate and Substantiality Program in the Division of Climate Coastal and Energy in the Department of Natural Resources and Environmental Control. Thank you very much for inviting me here tonight. I appreciate the opportunity to come talk to you about climate change in Delaware and opportunities for the City of Dover to lead in climate change activities. I brought with me tonight, Jessica Quinn, who is my principal planner on the climate section, she is also available for follow ups. If there is additional information that any of you would like, Jessica would help me get that information to you or help remind me that you asked for that information so I can get it to you. You have invited me for a reason, and I hope and think that reason is because you see the opportunity to lead by example in the City of Dover and to be a champion for climate change and substantiality initiatives. Also, to reap some economic and employment opportunities from the transition that we are hoping to make here in the State of Delaware to prepare for the future climate and reduce our emissions. I have worked in Dover for a very long time. I have played in Dover, you guys are an incredible town with a vibrant work force, and incredible tree canopy. Which in DNREC we really appreciate and like. Employment opportunities and some of the best festivals in the state. There is always something going on down here in Dover. So, we can build on that, and you can add substantiality to that list.

Susan Love reviewed the presentation entitled “Delaware Climate Active Plan Presentation” Attachment #1.

Councilman Taylor requested for Ms. Love to speak more of preparedness for climate change. Councilman Taylor stated if were dealing with temperatures extending 100 degrees and were having more and more of these days. What are you referring to when you say preparedness? Ms. Love stated there are a lot of different approaches for preparedness for heat impact. They go from some of the emergency response preparedness making sure you have cooling centers for people without air conditioning or you’re doing fan give aways or you have programs where you can check up on elderly neighbors. You guys probably have a pretty good handle on where the housing quality may not be very good, so you might know where people do not have access to air conditioning. There are other things that you can do to prepare that are not incident related. Putting in place things that will help reduce the vulnerability of your population to those impacts. Things like making sure you have a good tree canopy that is shady and identifying areas that don’t have a tree canopy. It can be 10 degrees cooler under a tree than it is outside in a paved area. If you every walked across Walmart parking lot in the middle of summer, you know what I mean. It is hot. Making sure your building codes are up to date. Because when you build new buildings to a higher standard those buildings retain heat and cool better than they would otherwise. So, those are some primary examples of the way we can prepare for that heat. Knowing it’s coming and thinking about the activities we are doing today to prepare for those changing conditions is really important. So, one of the things I do in my job is making sure that people are considering these changing conditions in everything they do. Whether you are a farmer, an emergency manager, water resource engineer, architect, or a bridge designer; that you are thinking about what life will be like next week, in a decade, or in two decades because when we build something and we create things we create them to last for a very long time. When DELDOT builds a new bridge, they have an eighty-year life span.

Councilman Taylor asked a question regarding prevention portion. Have you guys examined working with the municipalities on the impervious service coverages. There are a lot of places where there is just concrete or asphalt; there is nothing there and nothing has been there for a while. Nothing is planned. Do you guys have some kind of program that would come in and assist us or at least with the cost of removing some of that concrete? I believe that would also be a huge help when it comes to water being absorbed into the earth versus running into a drainage ditch that is already strained from the very beginning. Do you have a program like that already in place? Susan Love responded with yes and no. Often times there are funding mechanisms, and because of recent federal activities through the bi-partisan info structure bill and the inflation reduction act, there are billions and billions of federal dollars seeking a home to do things just like that. DNREC worked with the town of Bowers Beach recently. If you have been to Bowers Beach, they have a ridiculous large parking area that used to be full on weekends when there was more recreational fishing happening at Bowers Beach. That sort of dried up. Now, they just have a huge impervious parking lot not being utilized by anyone, and flooding concerns. They worked with DNREC and got money through DNREC to take out some of that pavement and turned that into a park. So, we can do things like that, but what we need municipalities to do is identify where they want to work. And we can help with resiliency planning and sustainability planning to help you identify where those opportunities are. Once you identify where those

opportunities are and where you want to work, we can also help identify funding mechanisms for those things, so that opportunities out there for sure. As your having ideas there is definitely people and programs, we can hook you up with for that. I can certainly think of some large parking lots in Dover that are not utilized for cars very much.

Councilman Ralph Taylor asked about the Energize Delaware Empowerment Program Grants. We talk about solar. Does that tie right into with the solar program you currently have, or do we have to apply as a city to be able to be a part of this fund? Susan Love responded that one of the benefits of going through the Energize Delaware Empowerment Grant Program is that they will help identify all the pots of money for you that are available to do these things. So, if you wanted to add solar to your roof here that would be through the Energize Delaware Program if they have money for that. If you wanted to help set up a community solar program, I don't think we have one in the state yet. That is a brand-new emerging opportunity. If you wanted to do improvements on this building here, the entry point is Energized Delaware and they will send out energy auditors to access the building for opportunities and once they have that assessment done, they will help fund those opportunities. They might say you have a bunch of leaky windows, and we will help you pay to seal those windows up. Or you don't have adequate insulation in the attic area, and we will help insulate that and that will save the municipality money. I can help hook you up with that program.

Councilman Ralph Taylor asked City Manager David Hugg, with a program like this would we be able to connect with it directly through the city either through services or a special organization? Would a program like this be allowed to fit into utilities? Would it be allowed to be a part of our electric bill? Dave Hugg responded; I think so. We are already pursuing the electric vehicle side of this pot of money. We have two small solar installations that are on city property one at the electric plant. My understanding is we are eligible for and can take advantage of all these program opportunities. Councilman Ralph Taylor asked if we need to go to Leg & Fin first or have we already started the process? Dave Hugg responded a little bit of both. On the electric vehicle side, we already have a committee working on in it. In fact, we will be meeting with City Council by the end of the year with a proposal. Part of our energy plan we are updating, the Integrated Resource Plan, which is the national plan for you will for energy service for the city. Which is the nation's plan for energy service for the city. Solar is a major component of that mix of utility resource. I expect we will see some opportunity to actually invest in solar other than being just a purchaser. Councilman Ralph Taylor stated that is what I am looking at. Where there is a 25 or 27 percent increase in cost of the electricity utility, we can have a city-wide program put in place. Perhaps we can tie homeowners, that are already stressed, into the program and they move into it organically after we are able to get it going. I think it would be a fantastic idea and it will be the vehicle portion of it is needed, but if I am looking at the biggest need right now it is some kind of decrease in our cost of energy. I believe this would be a great segue into it if we were able to do that. City Manager, David Hugg, responded that right now the cost of solar is not that much more of an advantage to us then what we are able to buy in the open market. Susan Love stated that she would like to mention there are a lot of programs specifically for residents or homeowners that they can access directly. And Mary Ellen, Planning Director, has been talking to the DNREC weatherization assistance team. The weatherization program provides free weatherization to low-income residents who qualify. All homeowners or renters can also, through Energized Delaware, have an energy audit of their own home. And have

some measures taken in their own home where they can save money. We can certainly help with getting information, education, and outreach materials to city residents for those programs. Councilman Ralph Taylor responded, I am trying to share my vision and I am trying my best to tell you as best as I can. I am just not looking at something for low or moderate income; I believe there is a lot of people out here that can use this relief. Whether or not they are deemed low or moderate income. They work every day, they have bills, the bills that come to their home have their name on them. So, if we can do our part to assist and that's what I am after. Even if Mrs. Love I need for you to come to another committee meeting, if need be, where I give you plenty of time in front of all our colleagues where you are going to be bombarded with questions, and we will go from there. Dave Hugg, City Manager, stated we have a number of programs that we have been looking at for various ways to increase the availability of nontraditional energy to the city. We have been looking at electric vehicles in part because one of our huge costs in providing services to the city is the cost of fuel for these vehicles and in at least in one of the programs there is an opportunity to get the vehicles themselves for free. So, we need to get some charging stations that would not only serve our fleet but that could be available as an Economic Development incentive. Wouldn't it be nice to have a couple chargers out back here where people that are coming downtown could take advantage? What I was going to call to your attention is that you all are probably familiar with Del Tech Terry Campus, and they have that large solar array over their parking lot. There are a number of municipalities that have done the same thing. There is an opportunity there for us that we never really ever explored but I think there is funding available to do that kind of project if I remember correctly. Susan Love responded that I think we can figure that out. We are looking at all our programs. We are looking for funds that are available from the federal government and trying to figure out where there are gaps and where we can go after funds as a state. Capacity is always an issue as it always is at a local level. If there is something you want to do; let's talk about it. I have a lot of information but a lot of the programs I have mentioned here are not run by my shop. Tony DePrima who I understand used to have a role in Dover government. So, I am sure he has a special place in his heart for helping Dover. Rob Underwood who runs our energy office; and several others I think would be useful to have us all together. I know just enough about some of those programs to be dangerous, and I'll try not to get out any misinformation about them.

Councilman Ralph Taylor stated that cost and the need are there, but availability is not. For example, our lighting project that we have, the lights are not available. It is a great program, and it is a needed program. The cost is right, but the availability of product. So, if guys are going to make us a promise; please, please, please have the supplies and everything available to us so we can hit the ground running. Susan Love responded that there are definitely supply chains shortages happening all over, from charging stations to transformers to electric vehicles to electric school buses. So, there are some wait times. I haven't heard about lighting; I did not know there were any supply chain issues on lights, but that very much could be. Getting in line is important so you can get them ordered and to deploy them when they finally come in, and that is what we are doing for a lot of things. Councilman Ralph Taylor stated is there anything else you would like to leave us with? Susan Love responded with, thank you, and I appreciate the opportunity and I expect we will have some ongoing conversations and I welcome them.

CENTRAL DELAWARE CHAMBER OF COMMERCE (CDCC) UPDATE – DINA VENDETTI, PRESIDENT

Dina Vendetti stated good afternoon everybody. Thank you so much for this opportunity to be here with you and talk about all things Chamber. I feel like I am preaching to the choir here. You could tell the story as well as I could tell the story. Because looking around at all the people that are already involved with the Central Delaware Chamber of Commerce. But I always appreciate the idea to come and talk a little bit. The mayor asked that I come talk about our partnerships and I am happy to do that. The agenda says give an update and I am happy to do that because there are always things to give an update about. But before I do any of that I'd like to give you some high spots in case these are the chamber trivia topics that maybe you don't know. The Central Delaware Chamber of Commerce was established in 1919. We look pretty good for over a 100. We were established as the Greater Dover Chamber of Commerce. The office was right over here in Treadway Towers. That was long before I was around, or in Dover. Eventually, we were incorporated in 1959 as a nonprofit. We are a 501(c)(6) not a 501(c)(3) because we lobby. The vision of the Central Delaware Chamber of Commerce is to be the essential resource for the development of businesses in central Delaware. That is a pretty bold statement, don't you think? To be the essential resource. So, for our members we are a member's organization right now we have about 780 business members. For our members we want to be top of mind. Whether they are going through something that's wonderful or whether they are going through something that is challenging, we want them to be in touch with us. And when something comes up, we want them to think of us. Not because we have all the answers, we don't. We have a lot of the answers. But for the things we don't have the answer for, we know the people that do. So, the job of the chambers is to connect businesses. We connect business in 4 big areas; education, so we connect businesspeople with ways to learn and opportunities for learning. It might be learning about a new business strategy. It might be learning about a new trend that is coming along, it might be a learning a new situation in their area. The premiere educational experience of the chamber is the Leadership Central Delaware program. Where we connect people with ways to develop their leadership skills and talents and give them a look behind the curtain to see what makes Kent County tick. In that program they have the opportunity to meet the people who are the movers and shakers here in Central Delaware and learn from them how they do leadership, what their strategies are, and the skills that are needed to do the things that they do. So, that is education. We connect people with legislators and with legislation. In terms of legislation, we are honored to be the voice of the business community here in Central Delaware. Our job as that voice is to monitor what goes on at the general assembly to make sure that the legislation that is passed is friendly to our business owners. In terms of are we getting ready to pass something that will cost an inordinate amount of money from the businesses, or is it gone to take an inordinate amount of time they don't have or are there things that are happening that will require more workforce than what they can get their hands on. If that is the case, we get in the middle of it and we do some education, and some influencing, and a lot of negotiation to try to create something, that not necessary to take those pieces of legislation and those ideas and throw them out but instead be of help in making them something that is gone to be useful and helpful to our business community. Because we know that small business is the backbone of the economy here in Central Delaware. That is really important stuff. We have two lobbyist that are a part of the Chamber, and their services are used every day that the general assembly is in session. The third area is marketing. We connect people with ways to tell their stories, and that is something we

love, love, love to do. So, the more we know about our members the more we can talk about our members. The more we can let people know what they are doing. The more we can put them in front of people so they can share on what it is they are doing that is helping the community at large. The last area is probably the most fun and that is connecting people with each other which we call that networking in the business world. So, we do all kinds of events and activities. Actually, we do 75 or 76 events and activities every single year. And so that is kind of the skinny on what the Central Delaware Chamber of Commerce is all about. I would be amidst if I didn't remind you, we are a credited chamber. In fact, we are the only accredited chamber in the State of Delaware. And what that means for us is not just a pat on the back and a nice certificate on the wall, but it means is that our members can be assured that what they are getting is something of high quality. We are credited by the United States Chambers of Commerce. They come in every five years and do what we call a "look under the hood", to make sure we are doing things that Chambers are supposed to be doing. But more than that, are we doing what we say we do? That is very important because you can say you do anything. We are doing what we say we are doing. And according to the United States Chambers of Commerce, indeed we are. More than that we are a second time five-star credited chamber. What that means is that the United Chamber of Commerce when they come in and examine what we are doing, they compare us to the very best chambers all across the country. And there is a rating system, and they score us compared to the very best chambers across the country. And if we rate high enough then we can become what they call a five-star accredited chamber. And all that is very cool, but what is cooler than that is that when somebody else in the country wants to become a five-credit chamber, guess who they compare them to? That's pretty cool, right? And so again that is not design just to give us all these wonderful bragging rights. To tell you how good we are and how the United Chamber of Commerce thinks we are great, but it provides credibility for us in terms of what we are doing and also provides a much-needed accountability. We are held accountable to a higher standard. And what that does for us allows our members to understand that what they are getting from their membership with the Chamber is something of the highest quality in our country. In terms of our partnerships, we believe firmly that we can do far more together than any of us can do on our own. That is something we go back to again, again, and again. So, we don't pretend to be the essential resource for the development of businesses in Central Delaware all by ourselves. Because that is not something we could accomplish. But together we can all be the essential resource for businesses in Central Delaware. So, we are honored to partner with the City of Dover on a variety of projects and activities. We are honored to partner with the Downtown Dover Partnership; I attend their board meetings. And when I can make it happen, I go to the merchant meetings because they are so much fun. And it is really cool to see the new businesses starting up in downtown Dover. We are a part of the board for Kent Economic Partnership. We partner with them in terms of bringing business into the county. Once they get here, what do we do to get them established and get them known? And that is part of the job that we do. So, we are involved in all those different entities and more. The Greater Kent Committee, you know all of that. So, we can work together to make things happen. In terms of updates, I am happy to tell you something that probably you didn't realize was going on with the Chamber; as of last week, after an eight month wait, we are fully staffed. And that is marvelous. In this era of workforce issues, we felt it too. Now we are back up to full staff and we are excited about that because that enables us to do the things we need to do. We've just gone through a big technology update, that's the good news. The bad news is that we just went through a big technology update, and I think you all what that means. One of our biggest accomplishments in the last year was to be

able to be a part of the Kent County Small Business Grant. We worked with the County in disturbing ARPA funds through a grant program to our small businesses. And we worked with Kent County Tourism. They took the hospitality side; we took the small business side. On the small business side of things, we were thrilled to be able to give away 2.413 million dollars to small business. It was called the American Rescue Plan Act. And when we gave those checks to the business owners and we saw their reactions that was rescue in every sense of the word. So, that was a big deal. And the lesson that we learned, and I'll leave you with this unless there are questions. The biggest lesson we learned in the last couple of years is that our businesses need real help in real time. They don't need something that we are going to think about 6 months to a year, and then think about how to have a committee. When they need help, real help, in real time. So, it is gone to be really important to us to be in touch with them all of the time, so we know what they need, and we continue to do that work of connecting them with the things that they need. That is really super important to us. As we look forward, we are trying to do whatever we can to remain relevant in a world that has changed. And that is something many of us are looking at. We got businesses now that once were brick and mortar and now they have gone to become e-commerce, and their online businesses. Are we still relevant for them in terms of what they need and what we can offer them? If were not, what are we doing to make ourselves relevant? So those are things we are doing as we look ahead. I think that's all I got for you today.

Councilman Anderson asked two questions. First, I want to thank you for coming today, and sharing, it is always good to see you. First question has to do with recovering from the pandemic. How do you feel the small business community, which was hit the hardest by the regulations, with the shutdowns, etc. for an unknown reason because they were probably the safest and they were the most effected? How have recovered now and the members and the others that you have seen how has their recovery been? Dina Vendetti replied that the small business community was hit in a big way. I can tell that over the course of the shutdowns just talking about just Chamber members we had 70 businesses close not to reopen and that was heartbreaking to see that and not being able to do something more to help them. We had another number of businesses that because they were the only ones working, they didn't have time to use their Chamber membership, so we ended up losing them as well. And that was very difficult because at the time they needed us the most, we did our best to be there regardless of membership for our business community but that was a tough spot as well. In terms of the recovery, I think a lot of businesses are coming back now. We are starting to see businesses that had limited their hours beginning to expand their hours again. The problems with shutdowns and lack of revenue when that part of it was over and they were allowed to reopen again the next problem became not having enough people to work. And that has been just a really big issue with everybody we talk to. We get calls every single day. We want to reopen up, we want to expand our hours, we want to expand our services, but we don't have the people to do it. I do feel like that is just at the very beginning of starting to ease just a little bit. And I do think from where we sit it looks like that is going to come back it is just taking a long time for reason that none of us really understand. But I think businesses are working hard to come back. The thing we saw during over the course of the pandemic, and I am sure you saw this as well, is that our business community is extremely resilient. And the people in those leadership positions in our businesses are the most creative, the most innovative people on the planet. Because they were able to take a horrible situation and turn into something different. Either provide their product in a different way or provide their service

in a different way so that they can remain relevant during that time and remain open to some extent. We saw people dig deep and come up with things that they never dreamt they could do before. And it works well for them and for some of those businesses they are continuing to do those things even now that they are able to be back open now, so I was thinking it was a showcase of creativity and innovation.

Councilman Anderson stated that in today's world of communication is a lot more challenging because there is such a segmentation of the population, and no one seems to be at one place. Everybody doesn't watch one of the three tv stations, they don't listen to the local radio/satellite radio all the time, or people don't always read the paper. There is a lot of social media platforms. What lessons has the Chamber learned that maybe we can learn from when it comes to trying to communicate to a diverse audience? Dina Vendetti responded; I think the biggest lesson that we can all learn is that there are some situations that allow us to be redundant. So, you say it once then you say it again, then you say it again, then say it again until you get tired of saying it and even then, there is going to be somebody that might miss it, so you say it one more time. Part of the issue is that we are competing for air space. And I mean that kind of in symbolic way. Like you mention, people are getting information from so many places and sometimes all at the same time. Your ears can only hear so many words a minute, and your brain can only process so much in that period of time. And so, everybody who is trying to communicate is competing in that market. That is what is happening. So, the message has to be clear, the message has to be important, has to be seen as relevant, there is that word again, and it has to be repeated. And we have as a chamber really worked to learn to use as many avenues of communication as we can. So, we have the newspaper, we have email publications, we are on social media, we are calling people, it's all the stuff. We are telling people to tell other people. We're encouraging people to like and share so that our social media stuff goes up higher on the google list. All of those things so that we can grab attention and I think those are things we have to keep in mind all the time when we are communicating with the people we are communicating with.

MAYOR'S ANNOUNCEMENTS

Councilman Ralph Taylor stated that the Mayor is not here so I'd like to do something a little different. Diane, and anyone else, what would you like to see on the next Economic Development meeting on January 10th? Diane what would you like to see? Diane Laird responded that I think we will be ready to present the Master Plan in January for Downtown Dover. Kim Adams stated I don't have anything on the spot right now. I will get back to you. Councilman Anderson stated I think that the Master Plan is definitely something I would like to see in January and maybe a little afterwards just an update on where we are on some of the Economic Development grants and other avenues. David Hugg stated I really am looking forward seeing the Master Plan and I really want the opportunity to think about it. But I think the sooner we can start identifying some of the key implementation steps that we as a city can do. I know there is some zoning things we can do. I know there are some capital improvement projects that we can start the program. To the extent if we have the time to both listen to the plan and understand what it is, and also ask that question of what can we do pretty much right now? What can we do quickly? I think that would be an important step rather than having another topic on the agenda. Councilman Taylor stated the Master Plan seems to be one of things we need to do. I would like to look at it from a little bit different perspective. Safety obviously is something

we need to continue to look at. However, I like to see some type of tutorial playing continuously on our website to help potential business owners to get started. I know there is different avenues to take but I like for someone to be able to go on our website or go to our Facebook page and something is looping, something that you can see continuously. There will be different tutorials such as, how to get your permitting, how to get your plan through, and how to get started. I think that is vitally important. I know when I was starting my business years ago, fear is a powerful thing. So, if you are afraid to get started because of the financial reason then you don't know how to get started so you just don't get started. So, if we have something there that is constantly telling them how to get things going, I think that would be greatly appreciated. And also, if we can find some experts on hiring. I believe that hiring struggles are real, and everybody is going through them. And a lot of people are sifting through some of the exact same people. So, I believe we start identifying our key core principles of what we are after, and we will and will not accept. And then move forward from there, I like to see that being on one of our future meetings.

NEXT MEETING DATE

January 10, 2023 at 4:00 PM

ADJOURNMENT

Councilman Taylor called the meeting adjourned at 5:05 PM.

Exhibits

Exhibit #1 – Delaware Climate Active Plan (DNREC) Presentation



Delaware's Climate Action Plan and Sustainability Opportunities for the City of Dover





Why is the climate changing?

Human activities have increased the amount of greenhouse gases in our atmosphere, warming our planet and causing climate change.

The leading sources of greenhouse gas emissions in Delaware are:

- **Transportation**
- **Industrial**
- **Electrical Power**





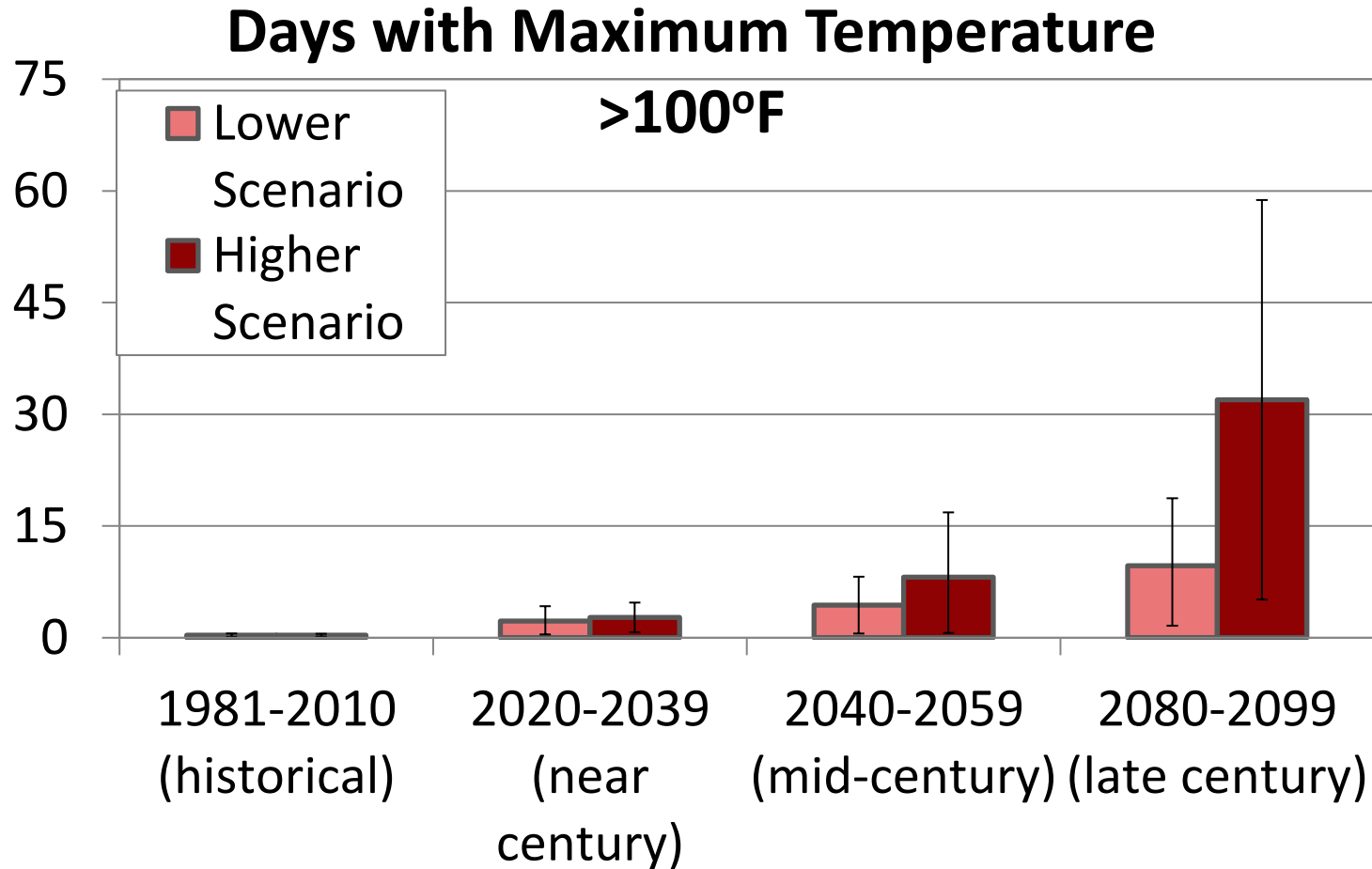
Climate Change in Delaware

In Delaware, the impacts of climate change are already being felt. Here in our state, climate change primarily takes the form of:

- **Sea level rise,**
- **Increased temperatures,** and
- **More frequent intense storms,** including **heavy precipitation and flooding.**



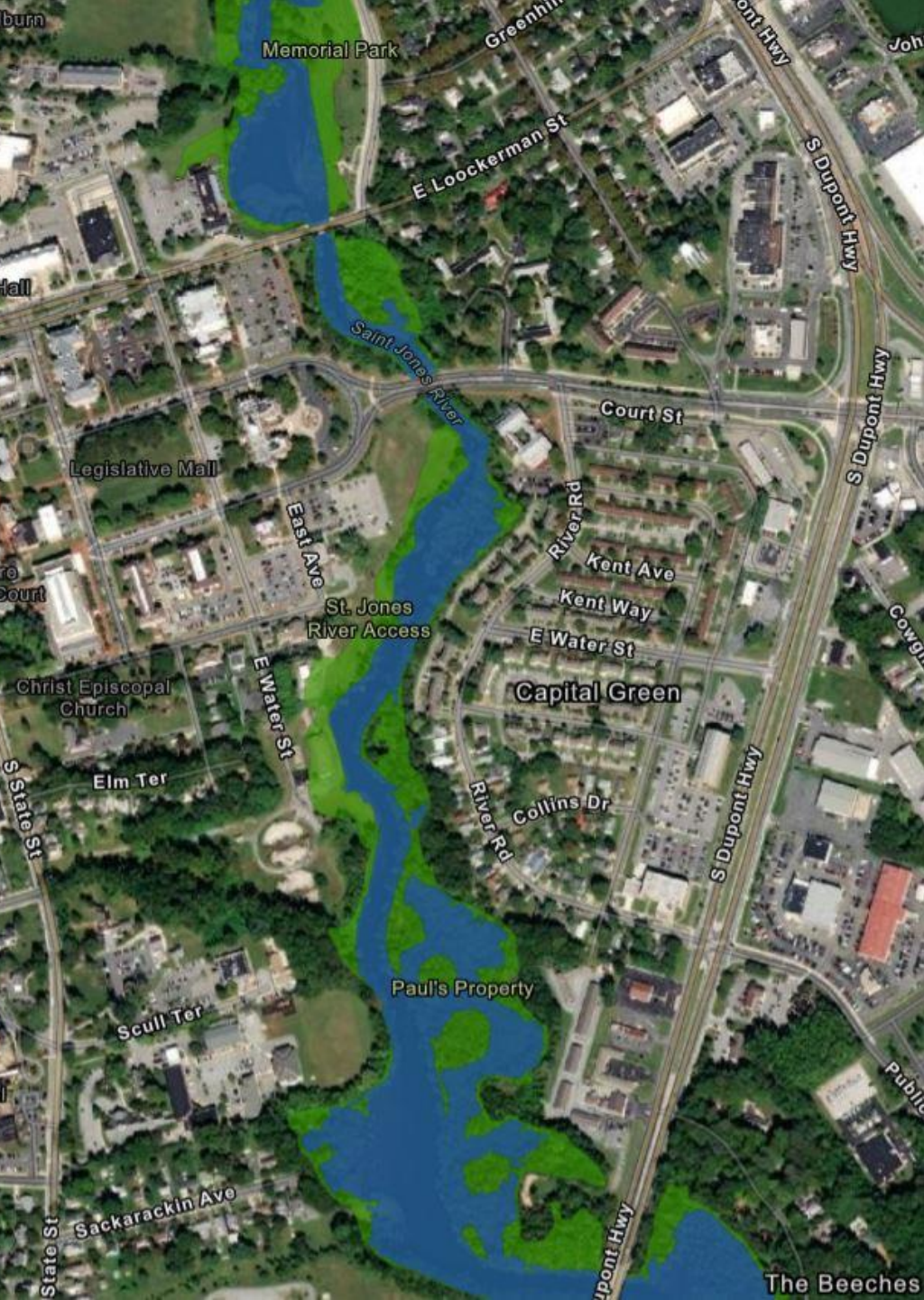
Climate models show that Delaware will continue to warm



Sea Level Rise

Rising sea levels have many effects:

- Inundation of low-lying areas
- Reduction of natural flood benefits of wetlands and buffers
- Inundation of critical facilities like wastewater plants
- Saltwater intrusion and rising water tables



At left: Projected sea level rise in Dover 2080-2100. Blue is high tide today; Green is high tide with 3 feet of sea level rise





Planning for Delaware's Future

Delaware's Climate Action Plan guides state efforts to **Minimize greenhouse gas emissions** and **Maximize resilience to climate change impacts**.

The Climate Action Plan was created to:

- Help Delaware meet its emissions reduction goal (at least 26% from 2005 levels by 2025).
- Integrate emissions reduction and climate change adaptation actions.
- Set a course for state climate action in the decades ahead.



Strategies For Minimizing Emissions

- Clean and Renewable Energy
- Energy Efficiency
- Transportation Systems
- High Global Warming Potential Greenhouse Gases
- Offsetting Carbon Emissions



Strategies for Maximizing Resilience

- Updated or New State Regulations
- Management Plans
- Facility and Infrastructure Design and Management
- Agency Support
- Research and Monitoring
- Support for Communities and Stakeholders
- Outreach and Education



Progress Highlights



**Renewable Energy
Goals updated to 40%
by 2035, plus
community solar**



**Regulations for High
Global Warming
Potential Chemicals
(HFCs) effective Sept,
2021**



**Electric Vehicle
Charging Infrastructure
Planning and Grants**



The Important and Special Role of Municipal and County Governments

- Zoning and Building Codes
- Energy Conservation Code
- Roads, Bikeways and Sidewalks
- Parking standards
- Water, Sewer and Energy Infrastructure
- Vehicle Fleets and Municipal buildings
- Conservation of Natural Resources/Green Infrastructure



Funding and Financial Opportunities for Municipal Operations

- Energy Efficiency Improvements
 - Energize Delaware Empowerment Grant
 - DNREC Energy Efficiency Investment Fund
- Public Electric Vehicle Infrastructure
 - DNREC Clean Transportation Incentive Program
- Clean and Electric passenger and heavy-duty vehicles
 - DNREC Diesel Emissions Reduction Program
 - Energize Delaware EVs for municipalities
- Resilient Community Partnership
- DNREC Water Pollution Control Revolving Fund
- MANY MORE!

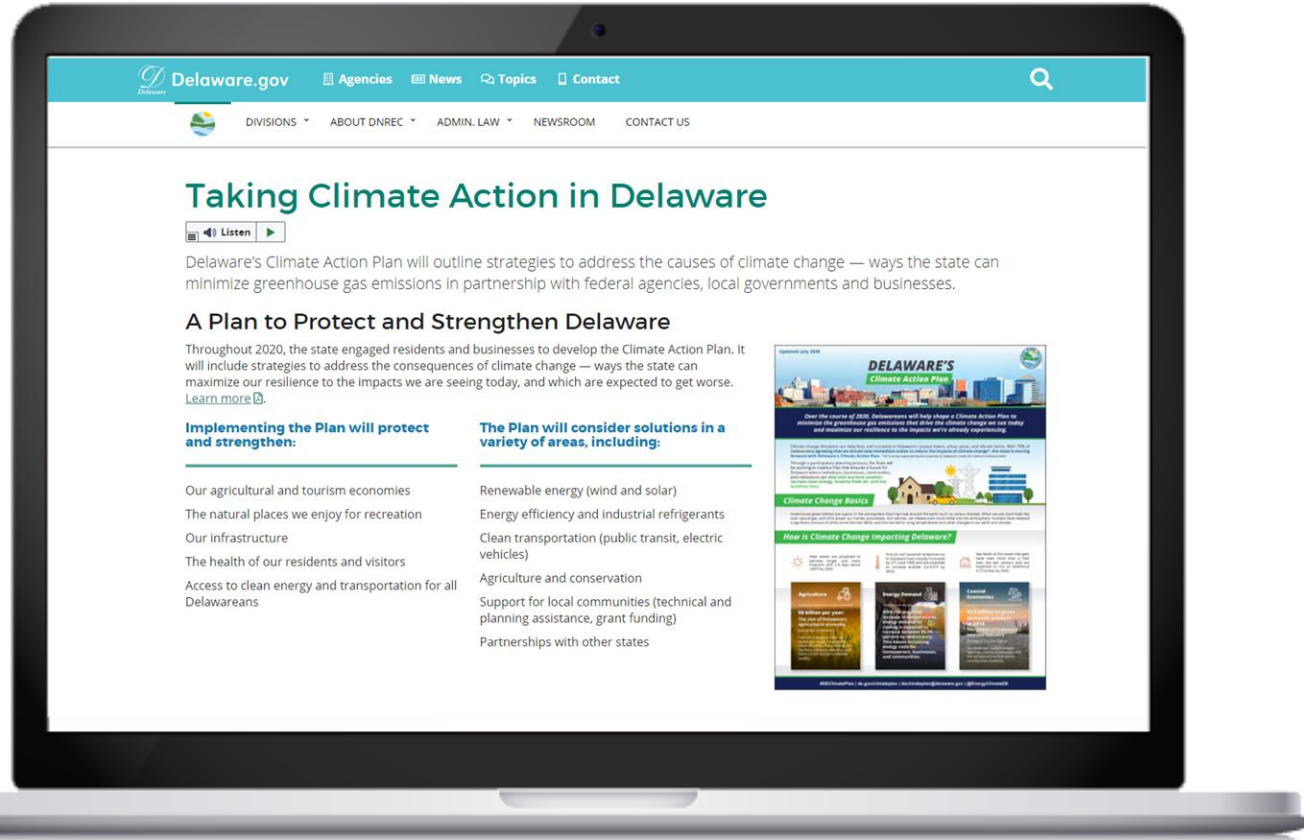


Getting Started

- Identify Key Needs or opportunities
- Review existing strategic or comp plans
- Develop a Sustainability and/or Resiliency Plan to bring it all together
- Start with small pilot projects
- Ask questions; we are here to help link you to resources



Learn More



de.gov/climateplan



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REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on January 9, 2023, at 6:30 p.m. with Councilman Anderson presiding. Council members present were Mr. Boggerty, Mr. Neil, Dr. Pillsbury, Ms. Arndt, Mr. Rocha (via Webex), Mr. Taylor, and Mr. Hare. Mr. Sudler was absent.

Staff members present were Police Chief Johnson, Ms. Peddicord, Mr. Hugg, Mrs. Gray, Mr. Rodriguez, and Ms. Bennett. Mayor Christiansen was also present.

OPEN FORUM

The Open Forum was held at 6:21 p.m., prior to the commencement of the Official Council Meeting. Acting Council President Anderson declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

Faye White, 101 Babb Drive, Unit 2219, Dover, explained that she sent a letter to the City on August 24, 2021, and spoke at the September 12, 2022, Regular Council meeting regarding obtaining one of the empty buildings downtown. She stated that she is the CEO of the nonprofit organization, A Second Chance, and would like a building downtown. She asserted that council has the authority to dispose of empty buildings/land/lots within the City limits. She asked the council to consider her request.

INVOCATION

The invocation was given by Elder Ellis Louden.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Anderson

ADOPTION OF AGENDA

Mr. Hare moved for adoption of the agenda, seconded by Mr. Boggerty, and unanimously carried (Sudler absent).

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.

Mr. Neil moved for adoption of the consent agenda, seconded by Mr. Boggerty and carried by a unanimous roll call vote (Sudler absent).

CERTIFICATE OF CONGRATULATIONS – DOVER HIGH SCHOOL FOOTBALL TEAM

The City Clerk read the following Certificate of Congratulations into the record:

CERTIFICATE OF CONGRATULATIONS
presented to

The Dover High School Football Team

for an outstanding 2022 Football season. We commend the following student-athletes for their outstanding performance:

Players

Tyrone Abrams	Taishaun Allen	Dominick Eacho	Elijah Bowers
Rasheed Branch-Calhoun	Connor Briggs	Vincent Buttillo	Amir Byrom
Dashaun Cole	Jaheim Cole	William Cooke	Nahseem Cosme
Kaseem Cotton	Keegan Countryman	Tamir Darden Jefferson	NohaRidge Eliazard
Frasly Francois	Jordan Ghyll	Christopher Grady	Jalyn Hamilton
Tyrone Harrell	Jamar Harris	Bryant Hartwell	Jason Hoskins
Zah'mere Jackson	Troy Johnson	Cameron Jones	Jakwon Kilby
Tysean Milligan	Shameek Morris	Lucas Nichols	Jaden Parker
Jamal Parker	John Parker	Marc Patterson	Jonathan Payne
Jaylen Peace	Ryan Perkins	Nevon Pierce	Jaylen Powell
Connor Ridgway	Daniel Shockley	Jamir Simmons	Nasir Snipes-Guzman
Michael Stevenson	Ja'Khari Tilghman	Jeremiah Walker	Nicolas Whiteman
Jamil Williams	Nehemiah Williams	Brandon Yoder	

Managers

Mekhi Boyd	Justin Carreras	Eric Carter
Mubarak Hall	Darius Stevens	Zayir Veal

The entire team and Coaches Chip Knapp, Jason Hunt, David Norman, Robert Skripko, C.C. Trott, Carl Batson, Issiah Chavis, Quan Harris, Alex Kemp, Eugene Scott, Hayden Vidrine, and Holden Vidrine are applauded for their remarkable achievement. We enjoyed cheering you on and look forward to next season.

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF DECEMBER 12, 2022

The Minutes of the Regular Council Meeting of December 12, 2022, were unanimously approved by motion of Mr. Neil, seconded by Mr. Boggerty, and bore the written approval of Mayor Christiansen (Sudler absent).

MONTHLY REPORTS - NOVEMBER 2022

By motion of Mr. Neil, seconded by Mr. Boggerty, the following monthly reports were accepted by consent agenda:

- City Assessor's Report
- City Council's Community Enhancement Fund Report
- City Manager's Report
- City Planner's Report
- Controller/Treasurer's Budget Report
- Fire Chief's Report
- Police Chief's Report

PUBLIC HEARING/FINAL READING - PROPOSED ORDINANCE #2022-21

A public hearing was duly advertised for this time and place to consider approval of proposed zoning text amendments to Appendix B - Zoning, Article 3 - District Regulations, Section 20A – Industrial Park Manufacturing Zone – Business and Technology Center (IPM2)

Mr. Neil moved that the Final Reading of Proposed Ordinance #2022-21 be acknowledged by title only, seconded by Ms. Arndt, and unanimously carried (Sudler absent). (The First Reading of the ordinance was accomplished during the Council Meeting of November 28, 2022.)

Ms. Mary Ellen Gray, Director of Planning and Community Development, explained that the key components of the proposed text amendment include adding a purpose and intent section that articulates the purpose and intent of the business and technology zone. Ms. Gray further explained that it includes the addition of the truck terminal use, the clarification and the addition of accessory use, the addition of indoor and recreation amusement establishment uses, and the addition of the following conditional uses: a builder's/contractor's yard, a vocational education facility, associated retail uses in conjunction with an accessory to a permitted use, and the addition of a craft distillery and microbrewery, as well as the addition of a definition of a vocational education facility.

Ms. Gray further explained that because this is a text amendment proposed in the zoning ordinance, a public hearing and recommendation by the Planning Commission are required. The review occurred on December 19, 2022, at the Planning Commission meeting after it was heard by council on November 28, 2022, at the First Reading. The Planning Commission voted 9 to 0 to recommend adopting the text amendment.

Acting Council President Anderson declared the hearing open.

There being no one present wishing to speak during the public hearing, Acting Council President Anderson declared the hearing closed.

Mr. Hare moved for the adoption of the ordinance, as recommended by the Planning Commission. The motion was seconded by Mr. Neil, and, by a unanimous roll call vote (Sudler absent), Council adopted

Ordinance #2022-21, as follows:

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Appendix B – Zoning, Article 3 Section 20A Industrial Park Manufacturing Zone – Business and Technology Center (IPM2) be amended as follows:

APPENDIX B – ZONING**ARTICLE 3 - DISTRICT REGULATIONS**

Section 20A. Industrial park manufacturing zone – Business and Technology Center (IPM2)

Sec. 20A.A Purpose and Intent. The industrial park manufacturing zone – Business and Technology Center (IPM2) is established for the following:

- (a) To provide locations for the development of light to moderate industrial manufacturing, warehousing, distribution, logistics, research, and technology establishments as well as offices and professional services which could be compatible with residential uses.
- (b) To provide employment opportunities for nonoffensive industries, businesses, and technologies in close proximity to centers of population.
- (c) To include guidelines and performance standards which will control and confine any offensive features such as noise, vibration, heat, smoke, glare, dust, objectionable odors, toxic waste, or unsightly storage.

Sec. 20A.1.

20A.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8, and subject to site development plan approval as set forth in article 10, section 2:

20A.11 Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking, or any other type of manufacturing, industrial, or technological processing of any goods, materials, products, instruments, appliances, biotechnology, and devices.

20A.12 Research, design, testing, and development laboratories.

20A.13 Offices and corporate support operations for business and professional services, data management, financial services, insurance, and health care industries.

20A.14 Agricultural or farm uses as defined and permitted in [article 3](#), section 1.11.

20A.15 Production of electricity provided that the power source used shall be gas, oil solar, or wind.

20A.16 Warehousing, transshipment and distribution, and logistics support and trucking terminals.

20A.17 Printing, publishing, binding, and packaging.

20A.18 Accessory uses:

- a) On-site offices, clinics, food service facilities, recreation facilities, and child day care services collocated within the permitted use and limited to exclusive use by employees, and such other accessory uses and structures clearly incidental to, and customary to, and associated with the permitted use.

20A.19 Indoor recreation and amusement establishments.

20A.2 Conditional uses: The following uses may be permitted as conditional uses if approved by the planning commission in accordance with the provisions and procedures set forth in [article 10](#), section 1 and any specified requirements set forth below:

20A.21 Building contractor's yard provided that:

- (a) Outside storage is within a completely enclosed and secure area and appropriately screened from public view and not in any required setback from property lines.

20A.22 Vocational education facility

20A.23 Associated retail uses in conjunction with and accessory to a permitted use, provided that the associated retail use does not occupy more than 30 percent of the gross floor area of the building or group of buildings on a lot. Parking shall be provided at a rate of one parking space per 300 square feet of retail space for the exclusive use of retail customers in addition to the bulk parking requirements of this zoning district for a particular use.

20A.24 Craft distillery and microbrewery provided that:

- (a) All permits and approvals required by the Delaware Alcoholic Beverage Commission are obtained and remain in full force and effect.
- (b) All aspects of the distilling or brewing process are completely confined within a building, including storage of all materials and finished products.
- (c) Such establishment may offer to the public, various activities ancillary to its distilling and/or brewing process, including by way of example: tours of the premises, educational classes, demonstrations, tasting rooms, and retail sales areas limited to the sale of beer, mead, cider, or spirits brewed or distilled on the premises for consumption off-premises and other retail items.
- (d) On-site consumption or tasting associated with a craft distillery or microbrewery establishment shall be permitted. Any area associated with on-site consumption or tasting shall not operate as a stand-alone bar or tavern, shall be located on the premises of the craft distillery or microbrewery establishment, and shall be ancillary to the primary use. "Ancillary" for purposes of this section means subordinate, auxiliary, smaller, and less intensive than the primary use. On-site consumption or tasting of alcohol shall be limited to those products brewed or distilled on the premises, except as otherwise permitted by Delaware Law.
- (e) All food sales shall be limited to prepackaged snack items or those food items prepared by a food establishment licensed by the State of Delaware.

- (f) Outdoor seating and gathering areas shall be permitted subject to the following requirements:
- i. Permanent and temporary outdoor seating and gathering areas shall be subject to building permit application and approval requirements.
 - ii. Outdoor seating and gathering areas and ancillary improvements shall include physical barriers from public rights-of-way and physical and visual barriers from adjoining properties. Physical barriers along public rights-of-way shall restrict access from the public rights-of-way to the outdoor seating and gathering areas and shall not exceed four feet in height. Barriers along adjoining property lines shall create a physical and visual barrier consisting of fencing six feet in height or vegetation at least six feet in height.
 - iii. Maximum occupancy and points of ingress/egress shall be clearly marked. Occupancy of outdoor seating and gathering areas shall not exceed one person per 15 square feet of the outdoor seating and gathering areas identified in the building plans or any other occupancy limit established by the City of Dover.
 - iv. All structures and uses related to outdoor seating and gathering areas and facilities are subject to the Dover Code of Ordinances, Chapter 22 and Chapter 46.
 - v. The occupancy of outdoor seating and gathering areas shall be included when calculating the building requirements and minimum parking standards required by the City of Dover and the State of Delaware.
 - vi. Tables, chairs, umbrellas, equipment, games, and any other items provided in connection with outdoor seating and gathering areas shall be maintained in good repair and shall be secured during non-business hours in a safe and orderly manner.
 - vii. Any licensing required by the Delaware Alcoholic Beverage Control Commissioner for outdoor seating and gathering areas shall be obtained.

20A.3 Uses prohibited. The following uses are specifically prohibited:

20A.31 Residences, except those existing at the time of adoption of this amendment.

20A.32 Manufacturing uses involving primary production of the following products from raw materials: Asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, and carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke, and tar products, including gas manufacturing; explosives,

fertilizers, glue, and size (animal); linoleum and oil cloth; matches; paint, varnishes, and turpentine; rubber (natural or synthetic); and soaps, including fat rendering.

20A.33 Storage, except that which is incidental to the primary use on the lot.

20A.34 The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, and lubricating oil; distillation of wood or bones; and reduction and processing of wood pulp and fiber, including papermill operations.

20A.35 Operations involving stock yards, slaughter houses, and slag piles.

20A.36 Storage of explosives, and bulk or wholesale storage of gasoline above the ground.

20A.37 Dumps.

20A.38 Quarries, stone crushers, screening plants, and storage of quarry screenings, accessory to such uses.

20A.39 Junkyards, automobile dismantling plants, or storage of used parts of automobiles or other machines or vehicles or of dismantled or junked automobiles.

20A.4 *Site development plan approval.* Site development plan approval, in accordance with article 10, section 2 hereof, shall be required of land zoned IPM2 prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

20A.5 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.

BE IF FURTHER ORDAINED:

That Appendix B – Zoning, Article 12 – Definitions be amended by inserting the text indicated in bold, blue font in appropriate alphabetical order:

Vocational education facility: Services or instruction which are geared toward training for a specific occupation or set of skills.

ADOPTED: JANUARY 9, 2023

ANNEXATION/REZONING OF PROPERTY CONSISTING OF THREE PARCELS ON THE NORTH SIDE OF WEST DENNEYS ROAD AND WEST OF CARLISLE DRIVE; PARCEL A LOCATED AT 57 ROCKY ROAD, OWNED BY GEORGE L. CRAIG JR. AND DEBORAH J. CRAIG; PARCEL B, LOCATED AT 4085 WEST DENNEYS ROAD, OWNED BY ROBERT G. KELLER AND GLORIA K. KELLER; PARCEL C AN UNADDRESSED PARCEL ON WEST DENNEYS ROAD, OWNED BY BRUCE A. BURKETT

Ms. Mary Ellen Gray, Director of Planning and Community Development, reviewed the Petition to Annex and re-zone the property. The Planning Commission recommended the annexation of the property with the zoning designation of RM-2 (Medium Density Resident Zone) and partially subject to the source water protection overlay zone, as submitted.

Public Hearing - Zoning Classification

Members considered a request for rezoning of properties consisting of three parcels on the north side of West Denneys road and west of Carlisle Drive;

Parcel A, located at 57 Rocky Road, is owned by George L. Craig Jr. and Deborah J. Craig; the property is currently zoned AR-Agricultural Residential District (Kent County zoning classification), and the proposed zoning is RM-2 - Medium Density Residence Zone and partially subject to the SWPOZ (City of Dover zoning classification).

Parcel B located at 4085 West Denneys Road, is owned by Robert G. Keller and Gloria K. Keller; the property is currently zoned RM-Multifamily Residential District (Kent County zoning classification), and the proposed zoning is RM-2-Medium Density Residence Zone and partially subject to the SWPOZ (City of Dover zoning classification).

Parcel C, an unaddressed parcel on West Denneys Road, owned by Bruce A. Burkett; the property is currently zoned AR-Agricultural Residential District (Kent County zoning classification), and the proposed zoning is RM-2 - Medium Density Residence Zone.

A public hearing was duly advertised for this time and place to consider the rezoning of the property consisting of three parcels on the north side of West Denneys road and west of Carlisle drive; Parcel A, located at 57 Rocky Road, owned by George L. Craig Jr. And Deborah J. Craig; Parcel B, located at 4085 West Denneys Road, owned by Robert G. Keller and Gloria K. Keller; Parcel C, an unaddressed parcel on West Denneys Road, owned by Bruce A. Burkett.

Acting Council President Anderson declared the public hearing open.

Pam Scott, Saul, Ewing, LLP, 1201 North Market Street, Wilmington, Delaware. Ms. Scott spoke on behalf of the applicants, Jack Lingo Asset Management, LLC, who are the equitable owners of the property. Ms. Scott explained that the property is on the city's comprehensive development plan as being in a priority 2 annexation area, which means that the annexation of these properties is considered consistent with the comprehensive plan. Ms. Scott further explained that in addition to being part of the comprehensive plan, if the properties were to be annexed into the city, they would be appropriately rezoned medium-density residential, which is also consistent with the city's comprehensive plan. Ms. Scott stated that the city has determined that there is sufficient infrastructure available to accommodate the proposed project for development and is consistent with the surrounding community.

Mark Slater, 22 Ardsley Circle, Dover, Delaware. Mr. Slater explained that he has two concerns with the rezoning, the first is the number of houses that would end up on these properties. He explained that the main concern would be the property value reduction if it is denser than what Carlisle Village currently is. Mr. Slater explained that his second concern is the traffic on West Denneys. Mr. Slater stated that if the access to these houses that would probably be built on this

land if the access is on West Denneys, that area right there on the map is kind of dangerous. There is an S-curve there, and there are a decent number of accidents regularly.

Geneva and Michael Warren, 42 Ardsley Circle, Dover, Delaware. Ms. Warren stated that she opposes the building because of the added traffic that would come with the building of the additional facilities. She explained that her daughter, who lives right around the corner if she goes to pick her daughter up from school, it is hard to leave her development. She was also thinking that if they build these additional houses on West Denneys Road, she too will have that same experience at West Denneys Road. So that is going to be one of her concerns and if she can piggyback off from the value of the homes. They live in Carlisle Village, they live in a very nice quiet development, and they love it there. They are thinking with the additional homes that it may become really busy and a lot of noise and much traffic and things of that nature.

City Clerk Ms. Bennett read an email submission (Exhibit 1) for the Annexation/Rezoning public hearing into the record.

Responding to Mayor Christiansen, Ms. Gray explained that a traffic analysis study is premature at a rezoning stage. Ms. Gray stated that items to be considered for rezoning are whether the uses are permitted, would be compatible with the existing uses and the zone in the area concerned, whether there are adequate public services and infrastructure exist and whether the needs of any additional demand as a result of such change, and whether the proposed use is by the city's current comprehensive plan. Ms. Gray explained that they are not at the site plan approval stage and are not looking at a proposed use. She further explained that they are just looking at what is allowed. Another thing to consider is that this is zoned in the county and there is nothing to preclude this is also developed in the county for residential use.

Mr. Neil stated that he wanted to emphasize two things. One of which is really what the city's Planning Director has already stated. They are looking at the fact that they have a desperate need for housing and it is more desperate than anybody can presume. Mr. Neil continued to state that even in terms of protecting other properties, this is to be set for medium density. Two, the fact that if there is flooding, that will be something that will be taken up within the development because they are required to have the resources to move that water through drains, swales, and whatever else because that is a problem. Mr. Neil noted that this is why the zone recognizes that there is an over zone dealing with water and that all of this is premature. Mr. Neil explained that this emphasizes the fact that if traffic is a problem, Del-DOT is going to be stepping in and saying, yay, nay, or they have got to straighten this road. The city has the MPO where they can direct and request that it be done. The MPO can also make sure it becomes a priority to have Del-DOT work on this particular road if it is a state-maintained road. If it is not a state-maintained road then it is a city road, and the city will have to handle it. The city knows that there are problems because there are problems now. Mr. Neil stated that the fact is, they are calling for this property to be used for housing, which is a desperate, desperate need for the city. There is also a need for the public to be able to have additional housing coming in. Mr. Neil continued to state that in regard to planning, the people who are here to object to it will have another opportunity to say, "I do not like this, I do not like what is planned." That is when it comes to digging in the ground and fixing it up. Mr. Neil stated that this is just to allow them to do this and that he thinks it is something that they do need.

Responding to Mr. Hare, Ms. Gray confirmed that the proposed properties are currently in the county and that one lot is approved, one is zoned RM multi-family residential, and the other is zoned agricultural residential.

Mr. Hare stated that he would disregard the email that was read into the record. He explained that, as far as he is concerned that it could be coming from another contractor who is trying to get the property. Mr. Hare stated that if someone is not willing to sign for it, he knows in the Ethics Commission that if you do not sign for it is not considered.

Responding to Mr. Anderson, Ms. Gray stated that she was looking at the utility report, referring back to that. Ms. Gray stated that the properties are not currently served by the City of Dover Electric and explained that any future redevelopment with an electric service provider will be evaluated. The properties are not currently served by the City of Dover Water Sanitary Sewer. She further explained that water and sanitary sewer services are available to be hooked into, so should this project move forward for development, then the developer would have to pay for the development of the infrastructure to provide the connection for the water and sewer.

Responding to Mr. Anderson, Ms. Gray explained that there would be appropriate impact fees for city services.

Adoption of Annexation Resolution No. 2022-08

Members considered Annexation Resolution No. 2022-08 for property consisting of three parcels on the north side of West Denneys road and west of Carlisle Drive; Parcel A, located at 57 Rocky Road, owned by George L. Craig Jr. and Deborah J. Craig; Parcel B located at 4085 West Denneys Road, owned by Robert G. Keller and Gloria K. Keller; Parcel C, an unaddressed parcel on West Denneys Road, owned by Bruce A. Burkett.

By motion of Mr. Neil, seconded by Dr. Pillsbury, Council, by a unanimous roll call vote (Sudler absent), adopted Resolution No. 2022-08, as follows:

A RESOLUTION APPROVING THE INCLUSION OF AN AREA WITHIN THE LIMITS OF THE CITY OF DOVER

WHEREAS, the Charter of the City of Dover authorizes Council to extend the boundaries of the said City in accordance with Title 22, Chapter 1, Section 101 of the Delaware Code (22 Del. C.§ 101); and

WHEREAS, the Mayor and Council deem it to be in the best interest of the City of Dover to include an area contiguous to the present City limits, and hereinafter more particularly described, within the limits of the City of Dover; and

WHEREAS, the Charter of the City of Dover provides that if an annexation is petitioned by all owners of all property considered for annexation; no election shall be required. For an annexation petition not requiring an election, such petition shall be processed in accordance with procedures established for amendments to the zoning map, specified in Dover Code, Appendix B - Zoning. All annexation petitions shall be processed concurrently with the rezoning of the property considered for annexation and shall be subject to a public hearing before City Council.

Public notice shall be completed in accordance with the provisions of the Dover Code relating to the amendment of the zoning map.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That the following described area, situated in East Dover Hundred, Kent County, State of Delaware, along with all adjacent paths, sidewalks, roadways, and rights-of-way in their entirety shall be annexed to and included within the limits of the City of Dover:

Parcel A (Tax Map Parcel No.: ED-00-056.00-01-40.00-000)

BEGINNING at a point on the northly side of West Denneys Road - KCR #100 (25' from centerline) said being the southwesterly boundary corner for lands now or formerly of Robert G. & Gloria K. Keller, where it joins the northeasterly boundary corner for lands herein described. Said point being located by the following (5) courses & distances from a 25' radius junction curve joining the southwesterly side of Carlisle Drive (60' Wide) with the northwesterly side of West Denneys Road. 1. With an arc curving to the left $A=116.40'$ $R=997.23'$ $CB=S\ 52^{\circ}37'37''$ $W\ CD=116.34'$ to a point another point of curvature. 2. With an arc curving to the left $A=258.98'$ $R=617.98'$ $CB=S\ 34^{\circ}51'41''$ $W\ CD=257.09'$ to a point. 3. $S\ 22^{\circ}52'19''\ W$, 60.48' to a point. 4. $S\ 17^{\circ}59'54''\ W$, 96.64' to a point of curvature. 5. With an arc curving to the right $A=183.15'$ $R=495.86'$ $CB=S\ 28^{\circ}34'42''$ $W\ CD=182.11'$ to a point of beginning.

THENCE from the point of beginning, along the westerly side of West Denneys Road – KCR#100 the following (2) courses & distances. 1. With an arc curving to the right $A=63.55'$ $R=495.86'$ $CB=S\ 42^{\circ}49'54''$ $W\ CD=63.51'$ to a point. 2. $S\ 48^{\circ}00'36''\ W$, 37.09' to a point, a corner for lands now or formerly of the Church of God, Trustees. Thence by the same, with Church of God, Trustees the following (2) courses & distances: 3. $N\ 50^{\circ}27'45''\ W$, 535.91' to a point. 4. $S\ 51^{\circ}22'57''\ W$, 188.44' to a point in the line of lands now or formerly of David & Veronica Gonce.

THENCE by the same, with David & Veronica Gonce the following (4) courses & distances: 1. $N\ 38^{\circ}01'21''\ W$, 904.08' to a point. 2. $S\ 44^{\circ}25'05''\ W$, 169.00' to a point. 3. $S\ 13^{\circ}46'11''\ E$, 292.99' to a point. 4. $S\ 23^{\circ}33'43''\ W$, 145.23' to a point.

THENCE by the same and with lands now or formerly of William M. & Joan R. Warrington and Gerald P. & Lura J. Johnson, $S\ 35^{\circ}40'37''\ W$, 561.02' to a point, a corner for lands now or formerly of Michael A. & Karen L. Belton. Thence by the same and with lands now or formerly of Alvin D. & Evelyn L. Rohm, Chase A. Bechtol, Albert E. Muchille, and Brandon & Sabrina Fansler, $N\ 20^{\circ}16'02''\ W$, 1373.79' to a point, a corner for lands now or formerly of Brandon B. Pollitt.

THENCE by the same, $N\ 71^{\circ}49'49''\ E$, 799.65' to a point, a corner for lands now or formerly of DEL-HOMES, Inc.

THENCE by the same, and with lots 351 thru 355 of Carlisle Village section 3, $S\ 61^{\circ}01'56''\ E$, 608.69' to a point, a corner for lands now or formerly of Robert G. & Gloria K. Keller.

THENCE by the same with Robert G. & Gloria K. Keller the following (3) courses & distances. 1. S 27°58'15" W, 309.00' to a point. 2. S 48°43'51" E, 1096.00' to a point. 3. S 47°08'55" E, 172.65' to the first mentioned point or place of beginning. Containing within said metes and bounds 27.5834 +/- acres.

Parcel B (Tax Map Parcel No.: ED-00-056.00-01-41.00-000)

BEGINNING at a point on the northly side of West Denneys Road - KCR #100 (25' from centerline) said being the southwesterly boundary corner for lands now or formerly of Bruce A. Burkett, where it joins the northeasterly boundary corner for lands herein described. Said point being located by the following (2) courses & distances from a 25' radius junction curve joining the southwesterly side of Carlisle Drive (60' Wide) with the northwesterly side of West Denneys Road. 1. With an arc curving to the left A=116.40' R=997.23' CB=S 52°37'37" W CD=116.34' to a point another point of curvature. 2. With an arc curving to the left A=210.53' R=617.98' CB=S 37°06'28" W CD=209.51' to a point of beginning.

THENCE from the point of beginning, along the westerly side of West Denneys Road – KCR#100 the following (4) courses & distances. 1. With an arc curving to the left A=48.45' R=617.98' CB=S 25°06'07" W CD=48.44' to a point. 2. S 22°52'19" W, 60.48' to a point. 3. S 17°59'54" W, 96.64' to a point of curvature. 4. With an arc curving to the right A=183.15' R=495.86' CB=S 28°34'42" W CD=182.11' to a point of lands now or formerly of George L. & Deborah J. Craig.

THENCE by the same, with George L. & Deborah J. Craig. the following (3) courses & distances: 1. N 47°08'55" W, 172.65' to a point. 2. N 48°43'51" W, 1096.00' to a point. 3. N 27°58'15" E, 309.00' to a point in the line of lot 356, Carlisle Village section 3.

THENCE by the same, and with lots 357 thru 362 of Carlisle Village section 3, and lands now or formerly of Wilson M. Dennis, Phillis P. Palmer, and Shannon L. Schilling, S 61°01'56" E, 824.11' to a point, a corner for lands now or formerly of Bruce A. Burkett.

THENCE by the same with Bruce A. Burkett the following (2) courses & distances. 1. S 37°06'26" W, 209.72' to a point. 2. S 62°16'59" E, 420.19' to the first mentioned point or place of beginning. Containing within said metes and bounds 10.5661 +/- acres.

Parcel C (Tax Map Parcel No.: ED-00-056.00-01-42.00-000)

BEGINNING at a point on the northly side of West Denneys Road - KCR #100 (25' from centerline) said being the southwesterly boundary corner for lot 1, Carlisle Village, Section 1, where it joins the northeasterly boundary corner for lands herein described. Said point being located by an arc curving to the left A=116.40' R=997.23' CB=S 52°37'37" W CD=116.34' from a 25' radius junction curve joining the southwesterly side of Carlisle Drive (60' Wide) with the northwesterly side of West Denneys Road.

THENCE from the point of beginning, along westerly side of West Denneys Road – KCR #100 with an arc curving to the left A=210.53' R=617.98' CB=S 37°06'28" W CD=209.51' to a point, a corner for lands now or formerly of Robert G. & Gloria K. Keller.

THENCE by the same the following (2) course and distances: 1. N 62°16'59" W, 420.19' to a point. 2. N 37°06'26" E, 209.72' to a point, a corner for lot 6 of Carlisle Village section 1.

THENCE by the same and with lots 1 thru 6 of Carlisle Village section 1, S 2°15'18" E, 420.16' to the first mentioned point or place of beginning. Containing within said metes and bounds 1.9662 +/- acres.

2. That the above-described properties shall be annexed into the City of Dover with a zoning classification as set by City Council and in accordance with the zoning map and environs then in force, effective upon such lands being included within the limits of the City of Dover.
3. That the certified copy of this resolution of annexation, together with a plot of the area annexed, shall be filed for record with the Recorder of Deeds of Kent County.
4. That the effective date of this resolution shall be the 10th day of January 2023, at 12:01 a.m.

ADOPTED: JANUARY 9, 2023

Final Reading/Adoption of Rezoning Ordinance #2022-25

Members considered Rezoning Ordinance #2022-25 for property consisting of three parcels on the north side of West Denneys road and west of Carlisle Drive; Parcel A located at 57 Rocky Road, owned by George L. Craig Jr. and Deborah J. Craig; Parcel B located at 4085 West Denneys Road, owned by Robert G. Keller and Gloria K. Keller; Parcel C, an unaddressed parcel on West Denneys Road, owned by Bruce A. Burkett.

Mr. Hare moved that the Final Reading of Ordinance #2022-25 be acknowledged by title only, seconded by Mr. Neil, and unanimously carried (Sudler absent). (The First Reading of the ordinance was accomplished during the Council Meeting of November 14, 2022.)

Mr. Neil moved for approval of the rezoning, as recommended by the Planning Commission. The motion was seconded by Dr. Pillsbury, and, by a unanimous roll call vote (Sudler absent), Council adopted Ordinance #2022-25, as follows:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF THREE (3) PROPERTIES LOCATED ON THE NORTH SIDE OF WEST DENNEYS ROAD.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property located at 57 Rocky Road (Parcel A) described below from AR (Agricultural Residential District)(Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications).

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use

of property located at 4085 West Denneys Road (Parcel B) described below from RM (Multifamily Residential District) (Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications).

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of an unaddressed property located on the north side of West Denneys Road (Parcel C) described below from AR (Agricultural Residential District) (Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone) (City of Dover zoning classifications).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

- A. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from AR (Agricultural Residential District)(Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications) on that property located at 57 Rock Road (Parcel A) (located on the north side of West Denneys Road and west of Carlisle Drive), consisting of 27.5834^{+/-} acres., owned by George L. Craig and Deborah J. Craig.
(Parcel A; Tax Parcel: ED-00-056.00-01-40.00-000; Planning Reference: AX-22-03; First Council District)
- B. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RM (Multifamily Residential District) (Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications) on that property located at 4085 West Denneys Road (Parcel B) (located on the north side of West Denneys Road and west of Carlisle Drive), consisting of 10.5661^{+/-} acres., owned by Robert G. Keller and Gloria K. Keller.
(Parcel B; Tax Parcel: ED-00-056.00-01-41.00-000; Planning Reference: AX-22-03; First Council District)
- C. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from AR
(Agricultural Residential District)(Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone) on an unaddressed parcel on West Denneys Road (Parcel C) (located on the north side of West Denneys Road and west of Carlisle Drive), consisting of 1.9662^{+/-} acres., owned by Bruce A. Burkett.
(Parcel C; Tax Parcel: ED-00-056.00-01-42.00-000; Planning Reference: AX-16-01; First Council District)

ADOPTED: JANUARY 09, 2023

CITY MANAGER'S ANNOUNCEMENTS

City Manager Hugg shared his 2023 Looking Forward, Observations, and Speculations with members of council. (Exhibit 2)

CITY MAYOR'S ANNOUNCEMENTS

Mayor Christiansen was not present to give announcements.

COUNCIL MEMBERS' ANNOUNCEMENTS

Councilman Boggerty thanked everyone for their warm congratulations, thoughts, and prayers. He thanked everyone for being team Dover even when they are debating. He further explained that during an interview, he stated that while the council members are different, they each have one thing in common: they want what is best for the City of Dover.

Councilman Taylor announced that he will resign from City Council on February 1, 2023. He explained that four years ago, his wife Jean told him he had four years, and that is it. Mr. Taylor explained that they have purchased a home outside the city limits and will take possession on February 1, 2023. Mr. Taylor stated that it has been 32 years with him and the city having boots on the ground. He stated that he loves the city; however, it is time for a change, and change is good. Mr. Taylor explained that he had permitted himself to leave three months ago but was stubborn and was going to give the Mayor one heck of a race. He stated that he was going to honor his promise to his wife and that they will take possession of their new home and make it their primary residence and be happy. Mr. Taylor followed up, stating it has been an honor working with everyone over the past four years. Mr. Taylor respectfully requested that the Safety, Advisory, and Transportation Committee Chair position be filled immediately due to the decisions being made. Mr. Taylor suggested that Mr. Boggerty would be a great fit. He further stated that Mr. Boggerty has a very balanced approach.

Councilman Anderson asked Chief Johnson to thank his staff for Law Enforcement Appreciation Day and reminded everyone that the City Council stands with the men and women of law enforcement in the City of Dover. Mr. Anderson thanked the officers for their dedication to the city, its citizens, and those who come in and work, visit and worship. He stated that they make our city safer so we all can do our jobs in the community, and we thank them. Mr. Anderson then reminded everyone that Dr. Martin Luther King Day is coming up on Monday, January 16, 2023, and that there is an event at Delaware State University at noon. He suggested letting Council President Sudler and the Inner-City Cultural League, Inc. know if anyone on the council is interested in attending. Mr. Anderson also reminded everyone that there is a breakfast for Martin Luther King Day at Modern Maturity Center, and doors open at 7:15 a.m.

Councilman Anderson reminded everyone of the Special Council Meeting that will take place on Thursday, January 26, 2023, from 6:00 p.m. to 8:00 p.m. in Council Chambers.

Councilman Neil reminded everyone of Coffee with a Cop on Tuesday, January 17, 2023, from 5:00 p.m. to 7:00 p.m. at McGlynn's.

The meeting adjourned at 7:27 p.m.

ANDRIA BENNETT
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of January 9, 2023, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/AB

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Exhibits

Exhibit #1 – Annexation Public Hearing Email Submission

Exhibit #2 – 2023 Looking Forward – City Manager Hugg

From: [James \[REDACTED\]](#)
To: [City Clerks Office](#)
Subject: EXTERNAL: Proposed annexation and rezoning of properties of lands of Craig, Keller, and Burkett
Date: Saturday, January 7, 2023 12:50:19 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have an issue of the proposed annexation and rezoning of the lands of Craig Keller and Burkett. I saw the yellow sign and I see where the entrance to this proposed annexation property would be. West Indies road around that sharp curve has many accidents. Putting a new development subdivision or apartment complex on those curves will cause even more accidents and maybe cost lives. There are already too many cars and tractor trailers going up and down West Indies road in this area. This annexation should not be done because safety of people's lives is more important than building a whole bunch of apartments or homes in that low section always holding water land. When we get heavy rain the water runs out of those woods down the road into Carlisle village. Whoever develops in there is going to either have flooding issues on their property or they're going to raise the property and Carlisle village the church on the other side of the property and homes over there will then have flooding problems this area is not a good area for development in my opinion. My biggest concern is the amount of traffic on West Indies road and this this property entryway is going to be in these curves causing many more accidents. I oppose this annexation for the safety of all who travel and live on West Indies road. Sincerely James [REDACTED]

2023 – Looking Forward; Observations and Speculations

I try not to make unsupported predictions, but as 2022 comes to an end I've been cogitating about what we have learned and where we might be headed in 2023. By no means a complete list, and without hard evidence in some instances, the following are my observations and expectations (and speculations). They are in no priority order and reflect only my thinking about the subject; with the caveat that I might be totally off course. Just thought there might be value in sharing.

Inflation –

The good news is that inflation, at least as measured by the Philadelphia South Regional CPI appears to be in decline. The month-to-month average was up marginally but the 12-month average for November was at 7.1% (seasonally unadjusted) for all urban consumer commodities. This is down from over 8% the previous month and from highs over 10% a few months ago. Many will take credit for this trend but actions by the Federal Reserve are primary. The Federal Reserve has indicated it may increase interest rates at least once more to control inflation. For the City, a slowing of inflation impacts on the costs of goods and services we purchase and may temper higher costs of construction. Fuel prices, for example, are now below a year ago favorably impacting our vehicle fuel costs; an area where budgeted amounts are proving inadequate.

Interest rates –

While the Federal Reserve's actions to control inflation appear to be working, higher rates are beginning to be reflected in slowed housing lending, mortgages, and credit. This has caused some development deals to be suspended. The city has already lost one land sale opportunity in GOBTP as the increased cost of borrowing caused the project to become risky. Higher interest rates could have varied impacts on the city's ability to borrow for capital projects or lend funds to foster redevelopment.

Wholesale energy –

As an electric utility our costs for purchased power drive the amount we pay for energy and the costs we must build into our utility rates and charges. Just this year the city was forced to impose a PPCA debit on customers' bills, increasing their monthly charges significantly. At budget time we were experiencing costs in the \$8-\$9 MMBtu range for wholesale energy. Those costs have begun to trend lower, although colder weather forecasted for this winter and resumed LNG exports are anticipated to cause prices to escalate. For the moment lower costs have a positive benefit on purchases and energy hedges. The wholesale energy market is too volatile to count on reduced costs anytime soon, and unfortunately any relief for customers.

Any change to the PPCA at this point would be premature and subject to reconsideration next fiscal year based on economic conditions.

Developer interest/investment/economy –

Despite the factors above, the city continues to see interest from developers/investors. Some are clearly tire-kickers, but we have been approached by parties looking for good opportunities and recognizing the competitiveness in certain sectors (manufacturing, logistics, rental housing). Although one deal fell through, we currently have two agreements of sale and a couple of LOI's for property at Garrison Oak, two large logistics/warehouse projects are under development at Lafferty Lane and Enterprise Business Park, and Kent Economic Partnership has 26 active projects in play, many of which are Dover focused. And we continue to see retail projects moving forward in such areas as banking and food. Most economic observers suggest that there is still a large amount of private resources seeking good investment opportunities. But the lack of an ample trained, dependable workforce is critical. One large employer continues to consider leaving Dover and another often doesn't have enough employees show up to be able to run the third shift. Employee shortages are adversely affecting our economy across every sector.

City finances –

Fortunately, city revenues are tracking favorably compared to our budget. We have not experienced significant budget-busters, nor have we seen extraordinary or unanticipated revenue windfalls. Revenues could be tempered if the economy falls into a recession and our confidence in upcoming years is low. Wage and benefit increases associated with wage equity, benefit costs increase, and retirement issues will pose a significant challenge both this year and next while deferred vehicle replacement is already driving maintenance costs to new levels and supply chain issues are delaying infrastructure projects while also pushing up costs. A proposed legislative change in the Real Estate Transfer Tax formula (a bill was just introduced in the House) could make some investments more attractive resulting in added revenues, but the State continues to consider and enact unfunded mandates of all types.

State Government/General Assembly –

A new and probably more progressive General Assembly takes office in January. Prior General Assemblies and the Governor, in my opinion, have tended to be more moderate conservative, so I expect to see more focus on social and environmental concerns such as climate change and clean energy, electric vehicles, homeless rights, police funding and oversight, local land use control, etc. Many of these will result in additional unfunded mandates and/or limitations on local authority; a concern over what was Senate Bill 305 (Climate Change) last year proposed granting the Secretary of DNREC very broad powers that impact local development and land use control. Building strength in numbers through the Delaware League of Local Governments (DLLG) and other cooperative associations will be vital in the next session. DLLG also believes

that most of the “new” money from DEFAC (and any surplus this year) will be absorbed by inflation related costs and probably not available for local projects.

Cybersecurity –

The ever-increasing threat of cyber-attacks, along with rapidly changing technology, make this a significant issue looking forward. More funding from federal grants for both Information Technology (IT), that underlies our business processes, and Operational Technology (OT), that controls our water and electric grids, is very likely. On the IT side, Delaware received approval for over 2.2M of federal grant dollars for the current fiscal year, with 80% going to county and municipalities. Cooperation with the state is key, as future funding in the out-years is contingent on matching funds and the state would like to simplify the process by providing the match themselves. Additional funding opportunities on the electrical OT side are likely later this fiscal year as we look for opportunities to further secure our infrastructure against both cyber and physical threats.

Federal funding –

The Biden administration has and continues to pump federal funding into infrastructure, inflation reduction, housing, and recovery from pandemic and economic downturns. Last year Congress reestablished “earmarks” in the budget process, and a part of the upcoming federal budget as well. While these funds are attractive, they raise questions of the City’s capacity to efficiently utilize grants and loans and they come with various constraints such as addressing social and environmental equity (Justice40 requirement), clean energy and climate change, and disadvantaged neighborhoods. The city is slated to get congressional earmarks for police cameras and water system enhancements.

Housing –

Aside from federal funding emphasis on housing, local rental housing rates are up by over 10% (based on CPI) with local rents over \$1200/month and up. Rental housing inventories are tight as well, making it difficult for low to moderate income persons to afford. New single-family construction and inventories are also very tight according to local realtors; they anticipate a slowing in construction and resales as interest rates increase (despite continued building in the area). Fortunately, aggressive code enforcement and the efforts of NCALL/Neighbor Good Partners and Central Delaware Habitat for Humanity have reduced the number of vacant and problematic properties (but many of these previously provided substandard but “affordable” housing). Housing for homeless or seriously underhoused individuals/families is almost non-existent and hard to locate due to NIMBY opposition.

Future of the Downtown –

The long-awaited master plan is nearing completion and hopefully will generate excitement and investor/entrepreneurial interest. DDP has set up a capital building improvement grant program with solid interest. The fire-damaged building on W. Lockerman Street has been

demolished. The new State Family Court building construction is underway. But we await any large-scale project proposals. The plan will call for various streetscape and utility investments, signage and wayfinding, parking changes, removal of large trees, increased policing, and other public improvements, of which costs to the city budget are not yet known.

David S. Hugg III
City Manager
January 3, 2023

COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on January 10, 2023, at 6:03 p.m. with Councilwoman Dr. Pillsbury presiding. Members of Council present were Mr. Anderson, Ms. Arndt, Mr. Boggerty, Mr. Hare, Mr. Neil, and Mr. Rocha. Mr. Sudler and Mr. Taylor were absent. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Shelton (*Utility*), Mr. Contant (via WebEx) and Mr. Shevock (via WebEx) (*Legislative, Finance, and Administration Committee*). Mr. McCutcheon (*Utility*), and Dr. Jackson, and Mr. Hosfelt (*Safety, Advisory, and Transportation*) were absent.

ADOPTION OF AGENDA

Mr. Neil moved for adoption of the agenda, seconded by Mr. Boggerty and unanimously carried.

UTILITY COMMITTEE

The Utility Committee met with Chairman Rocha presiding.

Adoption of Agenda

Mr. Neil moved for adoption of the agenda, seconded by Mr. Boggerty and unanimously carried.

Evaluation of Bids – FY 2023 Street and Alley Program (Jason Lyon, Director of Water and Wastewater)

Mr. Jason Lyon, Director of Water and Wastewater, reviewed the background and analysis of the evaluation of bids for the FY 2023 Street and Alley Program.

Staff recommended awarding the contract to Sam’s Construction, LLC, for the City of Dover FY 2023 Street and Alley Program, Bid #23-0005PW, for the amount of \$1,037,595.25.

Responding to Ms. Arndt, Mr. Lyon stated that the total amount of repaving is 0.99 miles.

Responding to Ms. Arndt, Mr. Lyon stated that if this project is approved, the process to notify the residents of the paving project would be by sending a letter that states this project is coming forward. Mr. Lyon explained that the next step would be to set up a kickoff meeting with the contractor to schedule a start time and send a second notice of when the work will begin. Mr. Lyon further explained that a third handwritten, hand-delivered notice would be delivered one week prior to the start of work.

Mr. Boggerty requested that Mr. Lyon state what process he followed to make sure that everyone including minorities had ample opportunity to bid on the construction.

Mr. Lyon stated that they publicly advertise through the newspaper and the City of Dover website. Mr. Lyon explained that they solicit from the State of Delaware’s list of Disadvantaged Business Enterprise. Mr. Lyon further explained that they use that database to reach out to qualified vendors that could do this work.

Responding to Mr. Boggerty, Mr. Lyon stated the City of Dover does not require the vendor to provide a diversity statement or proof of Equal Employment Opportunity (EEO).

Responding to Mr. Lyon, Mr. Boggerty stated that he thought it sounded like Mr. Lyon did his due diligence and wanted the process on record. Mr. Boggerty stated that he appreciated Mr. Lyon.

Responding to Mr. Shelton, Mr. Lyon stated that the city will coordinate with the Delaware Department of Transportation (DelDOT) and notify police, fire, emergency services, and schools for any road construction that would cause any type of detour or delays.

Mr. Hare moved to recommend awarding the contract to Sam's Construction, LLC, for the City of Dover FY 2023 Street and Alley Program, Bid #23-0005PW, for the amount of \$1,037,595.25, as recommended by staff. The motion was seconded by Mr. Neil and unanimously carried.

Evaluation of Bids – Williams Park Storm Pipe Replacement (Jason Lyon, Director of Water and Wastewater)

Mr. Jason Lyon, Director of Water and Wastewater, reviewed the background and analysis of the evaluation of bids for the Williams Park Storm Pipe Replacement.

Staff recommended awarding the contract to Gateway Construction, Inc. for the Williams Park Storm Pipe Replacement, ITB #23-0004PW, for \$148,000.

Responding to Ms. Arndt, Mr. Lyon stated that the corroded pipe led to a washout of soil around the pipe. Mr. Lyon explained that the pipe had started to disintegrate, and that sediment and dirt are going into the river. Mr. Lyon noted that the river is stormwater, and the quality of drinking water has not been affected.

Responding to Mr. Anderson, Mr. Lyon stated that they have anticipated 60 days for the construction process of this project, and that would include the allocation of materials. Mr. Lyon stated that once the contractor receives the materials, the process should not take longer than four weeks. Mr. Lyon noted that this area is grass and that they will not have to worry about pavement, detours, or traffic control.

Responding to Mr. Anderson, Mr. Lyon stated that the project could start roughly around late spring. Mr. Lyon noted that they have seen a wide range of time delays with getting materials that could affect this time frame.

Responding to Mayor Christiansen, Mr. Lyon stated that both projects require a performance bond. Mr. Lyon explained that if the contractor does not complete the work, then the city can pull the bond, and use that money to hire another contractor to do the work.

Mr. Hare moved to recommend awarding the contract to Gateway Construction, Inc. for the Williams Park Storm Pipe Replacement, ITB #23-0004PW, for \$148,000, as recommended by staff. The motion was seconded by Mr. Neil and unanimously carried.

Annual Review and Approval of Governing Policy for Energy Commodity Risk Management (Lori Peddicord, Controller/Treasurer)

Ms. Lori Peddicord, Controller/Treasurer, reviewed the background and analysis of the amendments to the Governing Policy for Energy Commodity Risk Management.

Staff recommended approving the proposed amendments to the Governing Policy for Energy Commodity Risk Management.

Mr. Neil stated that he thought everybody here was being hurt so badly by the cost of electricity. Mr. Neil explained that the city went through a period for several years where they were able to purchase advances that held down electric rates very comfortably, and very low. Mr. Neil stated that the city does not make money from this and that they are not a profit-making organization.

Responding to Mr. Neil, Ms. Peddicord stated that there is too much in the mix to say if the increase in purchasing power would result in lower costs to the customer. Ms. Peddicord explained that this allows the city to purchase either the equivalent of what the city used to purchase in 2015 and/or larger lump sums to maybe capture a better price.

Mr. Neil stated that for those who may not be aware, everything Ms. Peddicord explained is always available to the public. Mr. Neil explained that any member of the public can go to www.cityofdover.com and look under Agendas, they will be able to see and read what has been presented to council tonight.

Mr. Neil stated that what Ms. Peddicord is saying is not a surprise to members of council because they have done their homework and reviewed the material prior to the meeting. Mr. Neil explained that members of the public can review the same information and understand what they are going through in the process to try to keep electric rates down and to be fair. Mr. Neil stated that hopefully the prices are coming down and that council will be able to take the surcharge off or drop it down as soon as they possibly can.

Ms. Peddicord reviewed the chart entitled On Peak Purchasing MW By Year – Current \$20M Limit on page 50 of the packet. Ms. Peddicord explained that prior to 2020 the city was buying a lot more peak or megawatts. Ms. Peddicord stated that going forward, the increase in limit increases the city's ability to capture more. Ms. Peddicord noted the difference between the gray line and the red line is a large variance between the pricing of what they were capturing versus what it is currently costing.

Ms. Peddicord stated that increasing the limit to 40 million will allow the city to hopefully either purchase larger quantities at a lesser price and/or just more than what they used to be able to do at a lesser value.

Mr. Neil moved to recommend approving the proposed amendments to the Governing Policy for Energy Commodity for Risk Management, as recommended by staff. The motion was seconded by Ms. Arndt.

Mr. Anderson stated that this is an important change, and he congratulated the board for that because it had been a concern. Mr. Anderson noted that he has been bugging the board that the city needs to be able to buy more when the price drops. Mr. Anderson explained that when the price drops the city needs that flexibility.

Mr. Anderson congratulated the staff and stated this is an intelligent policy for the ratepayers of the City of Dover.

Mr. Neil moved to recommend approving the proposed amendments to the Governing Policy for Energy Commodity Risk Management, as recommended by staff. The motion was seconded by Ms. Arndt and unanimously carried.

Mr. Rocha moved for adjournment of the Utility Committee, hearing no objection, the meeting adjourned at 6:26 p.m.

SAFETY, ADVISORY, AND TRANSPORTATION COMMITTEE

The Safety, Advisory, and Transportation Committee met with Chairwoman Pillsbury presiding.

Adoption of Agenda

Mr. Neil moved for adoption of the agenda, seconded by Mr. Rocha and unanimously carried.

Dover Roundabout Analysis for Governors Boulevard, Ross Street, and Bradford Street (Sharon Duca, Assistant City Manager)

Ms. Sharon Duca, Assistant City Manager, reviewed the background and analysis regarding the Dover Roundabout Analysis for Governors Boulevard, Ross Street, and Bradford Street.

Ms. Duca introduced Ms. Wendy Carpenter, Traffic Calming Manager, DelDOT, and Ms. Nicole Wilson, Consultant, DelDOT. Ms. Carpenter and Ms. Wilson reviewed the traffic calming measures in Attachment #1 – Governors Boulevard at Ross and North Bradford – Intersection Improvement Options.

Ms. Carpenter noted that Representative Sean Lynn is willing to fund most of the options through the Community Transportation Fund, however, the larger two roundabouts on pages 9 and 10 of Attachment #1 would require a capital project through the Dover/Kent Metropolitan Planning Organization (Dover/Kent MPO).

Staff recommended that Council receive public input regarding the options presented and allow for additional research into low-impact traffic calming options.

Mr. Neil stated that this is just the first step because they have a lot of people who are going to be concerned about this. Mr. Neil emphasized the fact that every time they had this, they had to give everybody the chance to say what they think. Mr. Neil explained that these are things that DelDOT and Council are going to have to take a very close look at in terms of presenting this to an audience of neighbors who are going to be affected by this.

Mr. Neil stated that Councilwoman Arndt, himself, and Mayor Christiansen have been inundated with complaints about the accidents that have occurred in this intersection, and that they must do something, they are concerned about safety. Mr. Neil stated that he wanted everybody to know that this is a first step, and this is a process that will consider everyone's thoughts to come up with a decision.

Responding to Mr. Rocha, Ms. Carpenter stated that for anything that has right-of-way impacts, drainage impacts, or environmental impacts CTF funds cannot be used.

Responding to Mr. Rocha, Ms. Carpenter stated that CTF funds could not be used for the larger roundabouts on pages 9 and 10 of Attachment #1. Ms. Carpenter noted the smaller roundabout on page

11 of Attachment #1 would qualify for CTF funds, but that you cannot drive in a complete circle around it.

Mr. Rocha stated that he grew up in an area that had roundabouts his whole life. Mr. Rocha stated that he felt the ones that are here, that are small, really are not effective at all. Mr. Rocha explained that if someone is going to speed, they will go right over the bricks in the middle. Mr. Rocha further explained that where he grew up, it was grass, and if it rained you would be stuck in there, so they learned not to do that.

Mr. Rocha suggested either putting grass in the middle or not making it so appealing to drive straight across. Mr. Rocha noted that he felt the small roundabouts are not effective, at all. For example, the one on Mifflin Road, might as well just be ripped out.

Mr. Anderson stated that there is just not enough room for the large roundabouts and that they are trying to protect neighborhoods not disrupt them. Mr. Anderson continued to state that taking away houses and getting rid of a couple of his neighbors is something that he would never support. Mr. Anderson explained that it is just not practical and would absorb the money that the city desperately needs to repave other roads.

Responding to Mr. Anderson, Ms. Carpenter stated that there are options, such as 1A on page one of Attachment #1, which is just signing and striping, there are no kind of closure or anything like that. Ms. Carpenter explained that for options such as the all-way stop and the closures, DelDOT would need to do some analysis just to make sure if they close this road, what is that going to mean? Where are the cars going to detour to? Does it cause issues somewhere else then? Ms. Carpenter explained they need to do a study for those questions.

Ms. Carpenter stated that for the options that are just signing and striping, it is just installing the signs and putting the striping down. Ms. Carpenter explained that for DelDOT, the striping season is spring and summer, and is dependent on when they can get on the schedule. Ms. Carpenter then further explained that striping and signing in Kent County are quick, and signage may be installed by the City of Dover.

Responding to Mr. Anderson, Ms. Carpenter stated that they do not have a time frame for the larger projects as DelDOT would need to do more analysis.

Mr. Hare stated that there was a similar issue on Wyoming Avenue, and what prevailed was what the people that lived there wanted. Mr. Hare stated that he is more concerned about the people who live there, right on it, around it, and what they want. Mr. Hare stated that he would not sit there and say we are going to do this if the residents do not want it. Mr. Hare stated the residents who live there, that is whom he wants to hear from and what they want.

Ms. Arndt stated that she wanted to reiterate Councilman Neil's point that this is the first step, this is a preliminary assessment. Ms. Arndt apologized and stated that she can certainly appreciate the folks from the neighborhood who when they first saw this in the packet and saw this giant roundabout, she knew that caused them considerable anxiety. Ms. Arndt explained that residents have heard here tonight that that is not an option worth pursuing, it is too large for that area, and certainly, they are not going to take anyone's home. Ms. Arndt noted that council is not choosing any of these options tonight.

Ms. Arndt stated that the point of tonight was to say, okay, council is going to move this forward. Council is going to take it to the public and they will be holding a workshop. Council will be getting input from the public. Ms. Arndt explained there is more work that DelDOT needs to do regarding researching these alternatives to see what can happen in this area.

Responding to Ms. Arndt, Ms. Duca stated that one of the key factors is going to be working with DelDOT directly. One of the things that she would foresee on this is something similar to some of the charettes DelDOT does for some other projects so that they can have time with the public to go over the options. Ms. Duca stated that Ms. Carpenter could speak on this, DelDOT may want to do some additional analysis before holding those charettes so that they can answer more questions. Ms. Duca noted that she appreciates the point that they rule out some of the options, to begin with, so they do not need to be researching the large roundabouts. Ms. Duca explained looking forward, the city is trying to get that public input before it comes back to council. Ms. Duca noted that the dates would be posted when those meetings were occurring with the public so that interested members of council could attend.

Mayor Christiansen requested Madam Chair Pillsbury allow members of the audience who live in that area of Governors Boulevard, Ross Street, and Bradford Street an opportunity to speak.

Mr. James Frazier, 643 North Bradford Street, stated that he lives on the corner of North Bradford Street and Ross Street. Mr. Frazier stated that in the 43 years that he has lived on the corner of North Bradford Street and Ross Street, almost all of his neighbors, including himself, have had vehicle or property damage. Mr. Frazier explained that these have been single-car accidents caused by reckless driving, carelessness, and some cases drunk driving. The number of these accidents equates to about one every five years. Other accidents in the intersection have been due to inattentive driving and speeding. Mr. Frazier noted that many times, he has observed drivers sitting at the stop sign at North Bradford and Ross Street, talking, texting on their cell phones, and then pulling into the intersection, nearly missing cars that are traveling on Governors. The recent addition of signs on the corners of North Bradford Street and Ross Street, alerting motorists that traffic on Governors Boulevard does not stop, has been a help.

Mr. Frazier stated that one constant problem at the intersection is excess speed. The speed limit on Governors Boulevard is 25 miles per hour. When drivers are coming from the north or coming north from Silver Lake and have a green light at Governors Boulevard and Walker Road, they do not start to slow down until they get through the intersection and see the solar-powered speed sign flashing at them. Mr. Frazier stated that he consistently sees speeds of 35 to 50 miles an hour registered on that sign. Drivers need to realize that when they travel down Governors Boulevard and State Street from the stop light at State Street, Governors Boulevard, and Walker Road, they are entering a residential neighborhood. Mr. Frazier suggested that it would be helpful to have another solar-powered sign placed on Governors Boulevard, between the intersection and the traffic light at Governors Boulevard and Walker Road. Drivers need to be reminded of their speed before they get to the intersection, not after it.

Mr. Frazier requested to step up traffic speed enforcement. Mr. Frazier explained that the sight of a police car is one of the best traffic-calming devices that he knows of. Mr. Frazier also suggested that one other thing that might slow down people is to paint crosswalk hash marks across the north and south sides of the intersection on Governors Boulevard, and the same for Ross Street and North

Bradford Street and putting the State Law Yield to Pedestrian signs in the middle of them like there are on Governor's Avenue down by Delaware State Universities Downtown Campus.

Mr. Frazier asked council to please keep in mind, with the problems mentioned, traffic through the intersection travels or traffic moves through the intersection 99% of the time without a problem. Before they spend millions of dollars and start condemning houses and destroying parts of the neighborhood, he would like for them to consider less destructive and cheaper ways to enhance the safety of both motorists and homeowners.

Jim Barron, 640 North Governors Avenue, stated that in 35 years, six fences, telephone poles, and multiple accidents at all times. Mr. Barron noted that he gets to see most of his neighbors when there is an accident, and they come out and try to work with people. The speeding is still there, last night at 3:45 pm, a car went through at 54 miles per hour on the flashing sign. Mr. Barron stated that they need enforcement.

Mr. Barron stated that he is really encouraged by the bigger roundabouts going away and seeing some of the ideas of making streets one way. Mr. Barron explained that in the morning vehicles are coming south on Bradford Street heading across and not stopping at all to see if they can get through. He explained that this started happening when they changed the Walker Road intersection, which created more traffic on Ross Street because people are trying to avoid the light by coming up Ross Street, coming through that intersection, and cutting over to Walker Road. Mr. Barron noted that DelDOT buses do that a lot. Mr. Barron thanked the city and DelDOT for getting this started. He noted they do not need to take people's homes, but that they need to make it safe.

Mr. Neil stated that the only point he is making is that the residents made the point that they have already heard. Mr. Neil explained that the only option that was given tonight that looked promising would have been the small roundabout on page 11 of Attachment #1. Mr. Neil stated that DelDOT must complete their program and study this because they are the experts. Mr. Neil stated that DelDOT will come to council to educate them as to what effect it would have, and then to the public for input on what they prefer.

Mr. Neil stated that anything that helps, he is in favor of. Mr. Neil stated that he is sure that the residents will get support from this entire group when that occurs, and it is going to happen. Mr. Neil explained that it would not happen in 35 years or 40 years, it is happening now, and the community has council's attention. Mr. Neil thanked the residents for coming out and participating. Mr. Neil reminded the residents that this is the first step.

Ms. Arndt moved to recommend that Council receive public input regarding the options presented and allow for additional research into low-impact traffic calming options, as recommended by staff. The motion was seconded by Mr. Neil.

Mr. Anderson moved to amend the motion to include Community Transportation Fund (CTF) funded options. Ms. Arndt and Mr. Neil accepted the amendment and unanimously carried.

Ms. Arndt moved to recommend that Council receive public input regarding the Community Transportation Fund (CTF) funded options presented and allow for additional research into low-impact traffic calming options, as recommended by staff. The motion was seconded by Mr. Neil and unanimously carried.

Dr. Pillsbury moved for adjournment of the Safety Advisory and Transportation Committee, hearing no objection, the meeting adjourned at 7:01 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

The Legislative, Finance, and Administration Committee met with Chairman Anderson presiding.

Adoption of Agenda

Ms. Arndt moved for adoption of the agenda, seconded by Mr. Rocha and unanimously carried.

Draft Annual Comprehensive Financial Report (ACFR) (Lori Peddicord, Controller/Treasurer)

Mr. Anderson congratulated Ms. Peddicord and her staff for an unmodified audit and a Certificate of Excellence in financial reporting.

Ms. Lori Peddicord, Controller/Treasurer, introduced Mr. Bill Seymour, Engagement Partner, S&B Company. Mr. Seymour reviewed the presentation entitled Fiscal Year 2022 Audit Results.

Staff recommended acceptance of the draft report.

Mr. Neil moved to recommend acceptance of the draft report, as recommended by staff. The motion was seconded by Ms. Arndt and unanimously carried.

Library Rebranding Presentation (Brian Sylvester, Library Director)

Mr. Brian Sylvester, Library Director reviewed the presentation entitled Dover Public Library Brand Guide. Mr. Sylvester stated that the Dover Public Library hired Kristine Arth, Brand Consultant, Lobster Phone. Mr. Sylvester noted that the rebranding campaign was covered by the state's side of the budget and did not include municipal funds.

Mr. Boggerty thanked Mr. Sylvester for the great work they have done. Mr. Boggerty stated that the L does not have an L shape. Mr. Boggerty also stated that he would like to see a space between the D and P. He explained that the letters are so exaggerated that they look more like shapes than letters.

Ms. Arndt stated that they could ask a hundred different people and get a hundred different points of view. Ms. Arndt stated that she thought the design looked great, it is fun, it is modern, and she loved the color choices. Ms. Arndt also liked that the Dover Public Library staff can fully customize this design in any way without going back to the designer.

Responding to Mr. Rocha, Mr. Sylvester stated that he reached out to Ms. Diane Laird, Director of the Downtown Dover Partnership (DDP) but had not heard back from her. Mr. Sylvester stated that he would contact Ms. Tina Bradbury, DDP, regarding the banners in front of the library to ensure cohesiveness with Mosaic's Downtown Master Plan.

Mr. Neil stated that he is a fan and customer of the Dover Public Library. Mr. Neil stated that the programs are phenomenal for kids and everyone that is there. Mr. Neil explained that there is space available for things such as DDP will be there to show and tell for Mosaic. Mr. Neil stated that he believes that when you have a great library if you are bringing in businesses and economic development you can show them what Dover has. Mr. Neil stated that he was very proud of the library.

Mr. Neil explained that sometimes you must change the feel or the look to kind of freshen it and give excitement to the staff. Mr. Neil noted they are a great staff.

Committee action was not required.

Mr. Neil moved for acceptance of the Dover Public Library’s report. The motion was seconded by Mr. Rocha and unanimously carried.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection, the meeting adjourned at 7:23 p.m.

Mr. Hare moved for adjournment of the Council Committee of the Whole meeting. The motion was seconded by Mr. Rocha and unanimously carried.

The meeting adjourned at 7:23 p.m.

Roy Sudler, Jr.
Council President

RS/re

\\VMFILEPRINT\CityClerk\AGENDAS-MINUTES-PACKETS\Committee-Minutes\2023\01-January\01-10-2023 CCW Minutes.docx



CITY OF DOVER, DELAWARE ACTION FORM

PROCEEDING: City Council

DEPARTMENT OF ORIGIN: Water & Wastewater

SUBMITTED ON: January 13, 2023

PREPARED BY: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services

REVIEWED BY: David S. Hugg, III, City Manager and Lori Peddicord, Controller / Treasurer

SUBJECT: Community Reinvestment Funds – Project Allocation

TIMETABLE: Project Creation and Final Design to Begin within five (5) days of approval

RELATED PROJECT: X

REFERENCE: X

EXPENDITURE REQUIRED: \$0

AMOUNT BUDGETED: N/A

FUNDING SOURCE (Dept./Page in CIP & Budget): N/A

STAFF RECOMMENDATION:

Accept the \$3M from the Community Reinvestment Fund and approve the project allocation plan.

BACKGROUND AND ANALYSIS:

On or around July 8, 2022, the City of Dover was notified that we would be receiving \$3M from the State of Delaware Community Reinvestment Fund (CRF). This is a capital grant program to be used for community redevelopment, revitalization and investment. The title of our award was Water, Wastewater and Public Works Repair and Replacement Infrastructure Project. Due to the fact the \$3M could not fully revitalize any specific community, the city decided to utilize the funds with the following projects:

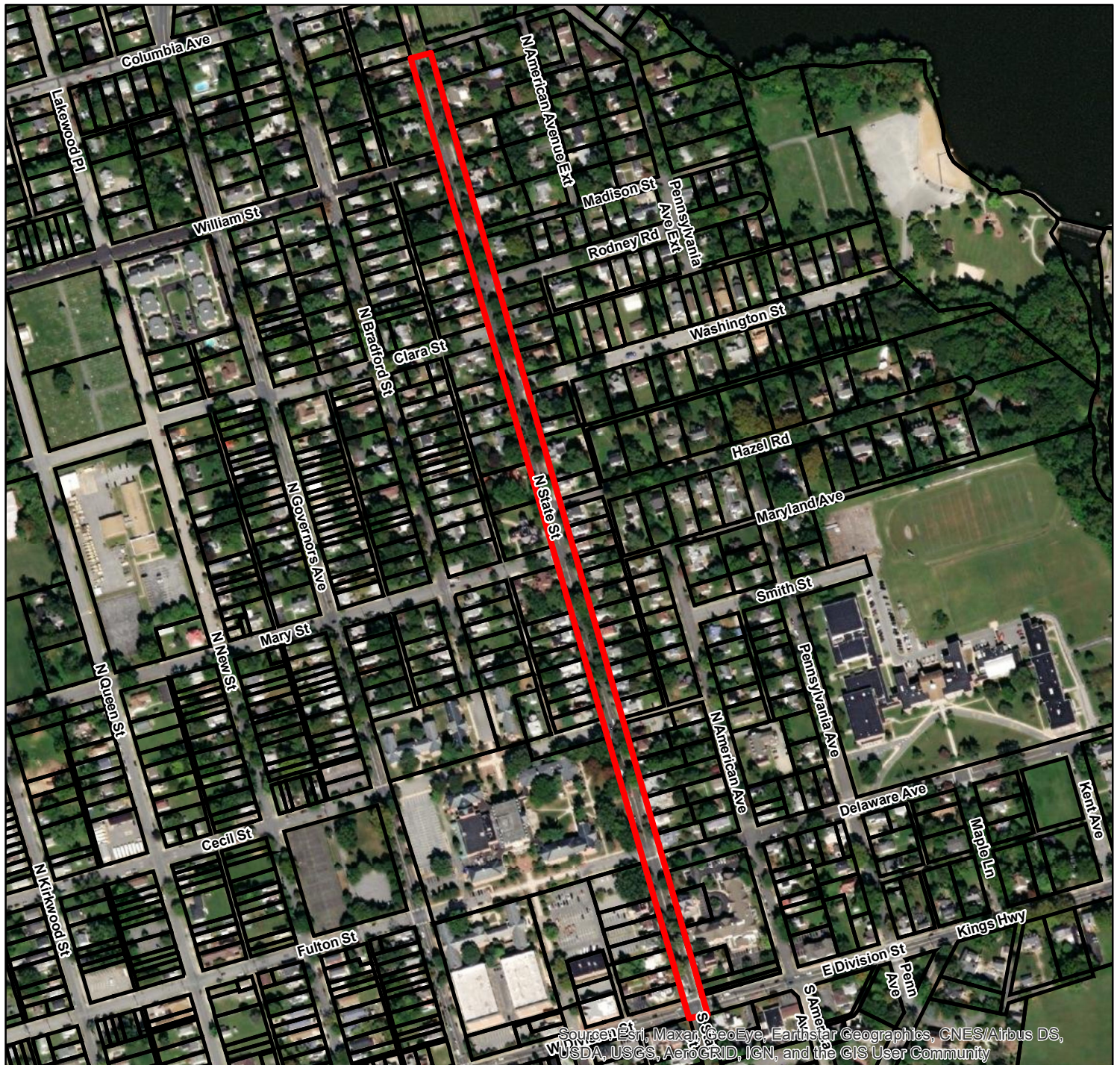
- **North State Street Water Main Replacement Project.** Due to the state of inflation with construction projects, this project was underfunded, utilizing the CRF will allow this project to be completed. (\$904,100)
- **Inflow and Infiltration Repair.** The city recently completed a large-scale evaluation of our sanitary sewer mains and manholes. The report provided several locations throughout the city that required rehabilitation. The total amount of pipe relined will be approximately 2,600 linear feet and this project will rehabilitate 52 manholes. The repairs will decrease the infiltration into our infrastructure and increase the structural condition of the sewer pipes and manholes. (\$910,900)
- **Street and Alley Program.** The city originally budgeted six (6) streets / alleys to be rehabilitated in FY23. Unfortunately, the current economic state only allowed three (3) streets / alleys to be worked on with our original budget. This project would rehabilitate Buckson Street, Carvel Drive and Ross Street. (\$1,185,000)

The city provided these plans to the State of Delaware after we were awarded the funds and the Controller General's Office had no objection to the allocation of funds. The advantage of these projects are they are at least ready to be bid out for construction.

Staff recommends accepting the \$3M and utilizing this funding plan to improve the water, wastewater, and street infrastructure within the city.

Exhibit A

North State Street Water Main Replacement



0 150 300 Feet



Date Printed: March 30, 2022
 File: M:\WW_DATA\TwinkleMXD\NorthStateStreetExhibit\Exhibit
 Department: Water & Wastewater
 City of Dover, Delaware

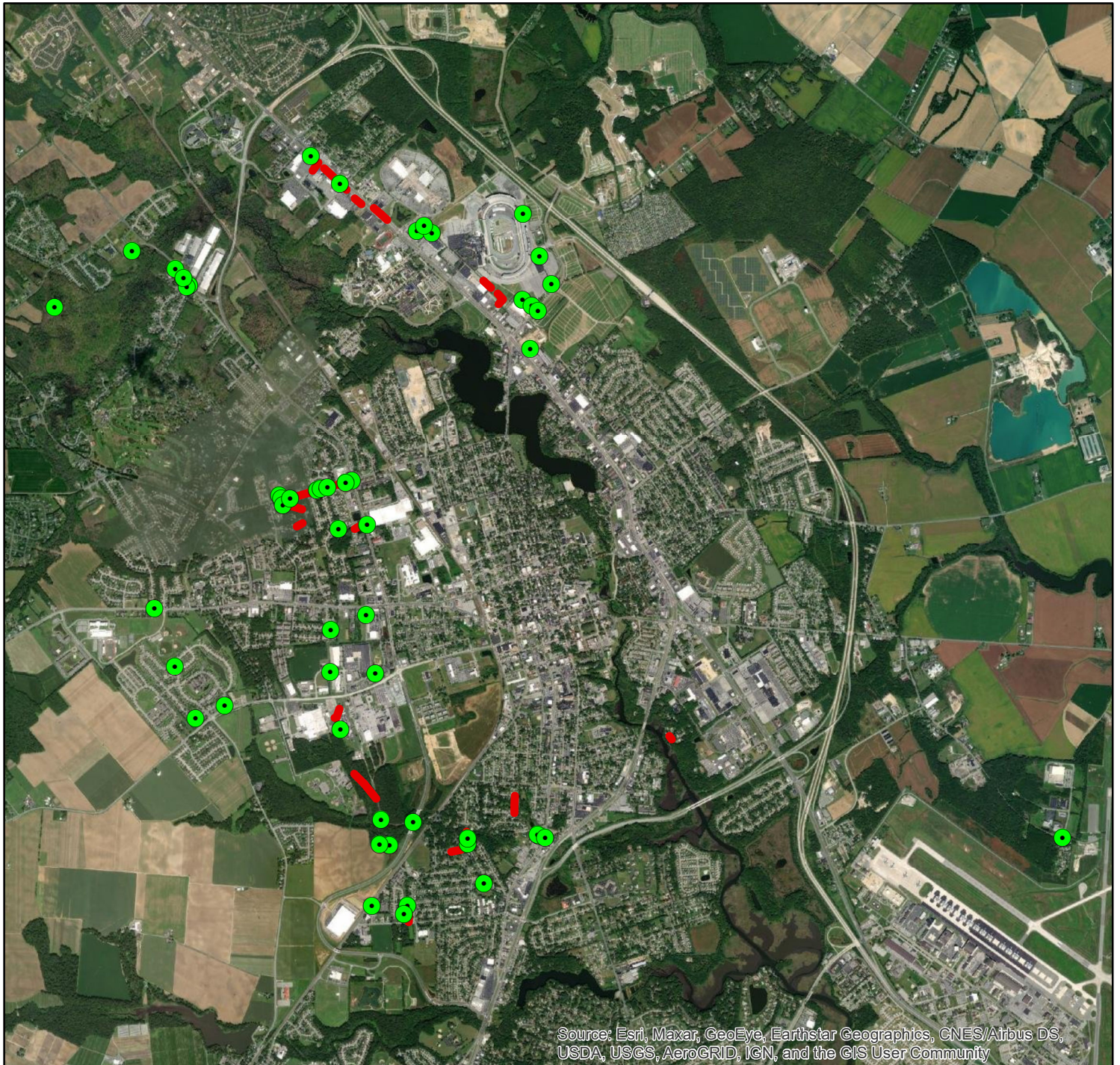
Legend

-  Exhibit
-  Dover Parcel

Exhibit B

Item #15.

Inflow & Infiltration for the City of Dover





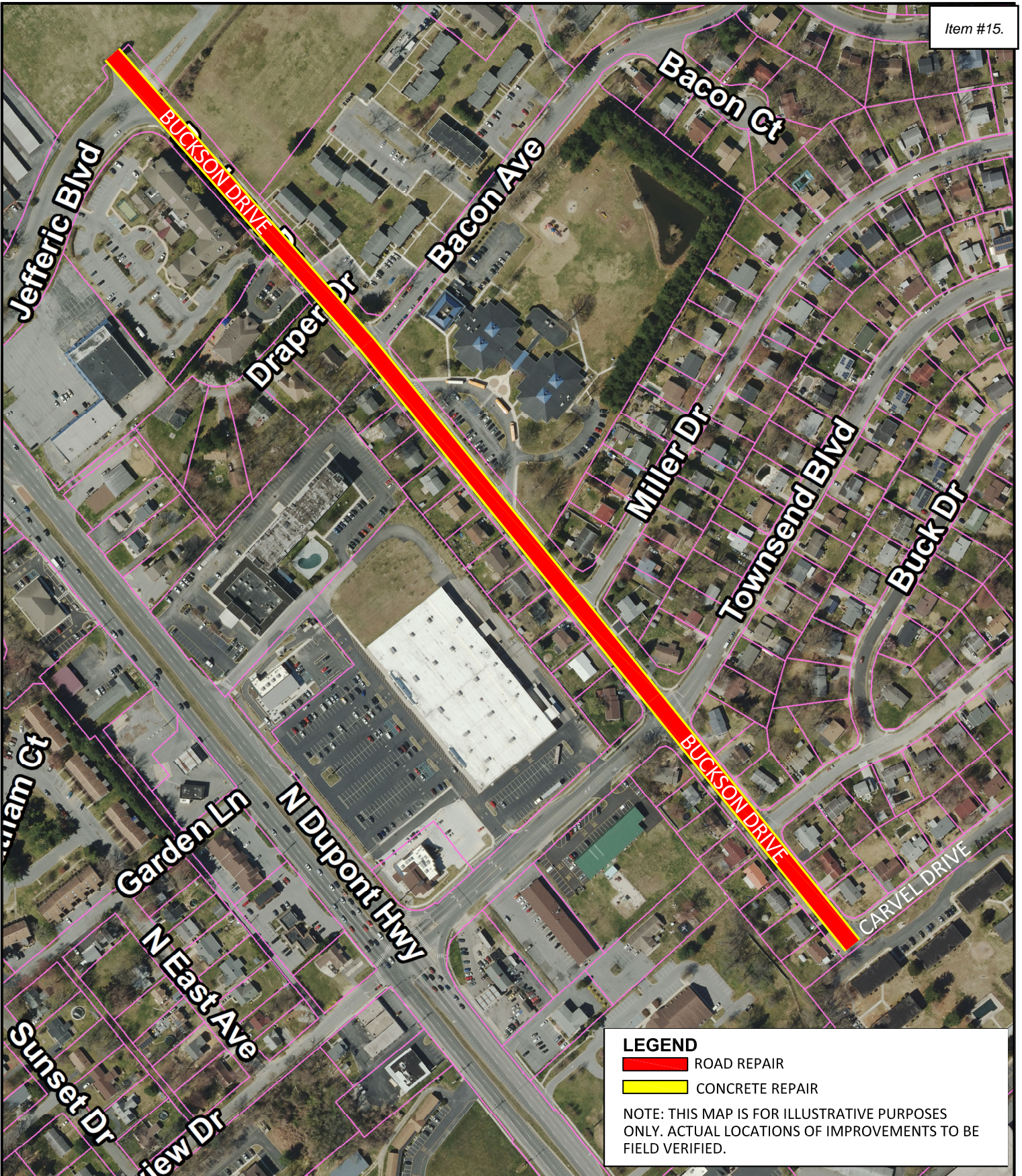
0 0.25 0.5 Miles



Date Printed: January 12, 2023
File: M:\WW_DATA\TwinkleMXD\I&I\Table\I&I_pipes_manholes_exhibit
Department: Water & Wastewater
City of Dover, Delaware


Legend

-  I&I Sewer Manholes to be Rehabilitated
-  I&I Sewer Pipes to be Rehabilitated



LEGEND

 ROAD REPAIR

 CONCRETE REPAIR

NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOCATIONS OF IMPROVEMENTS TO BE FIELD VERIFIED.

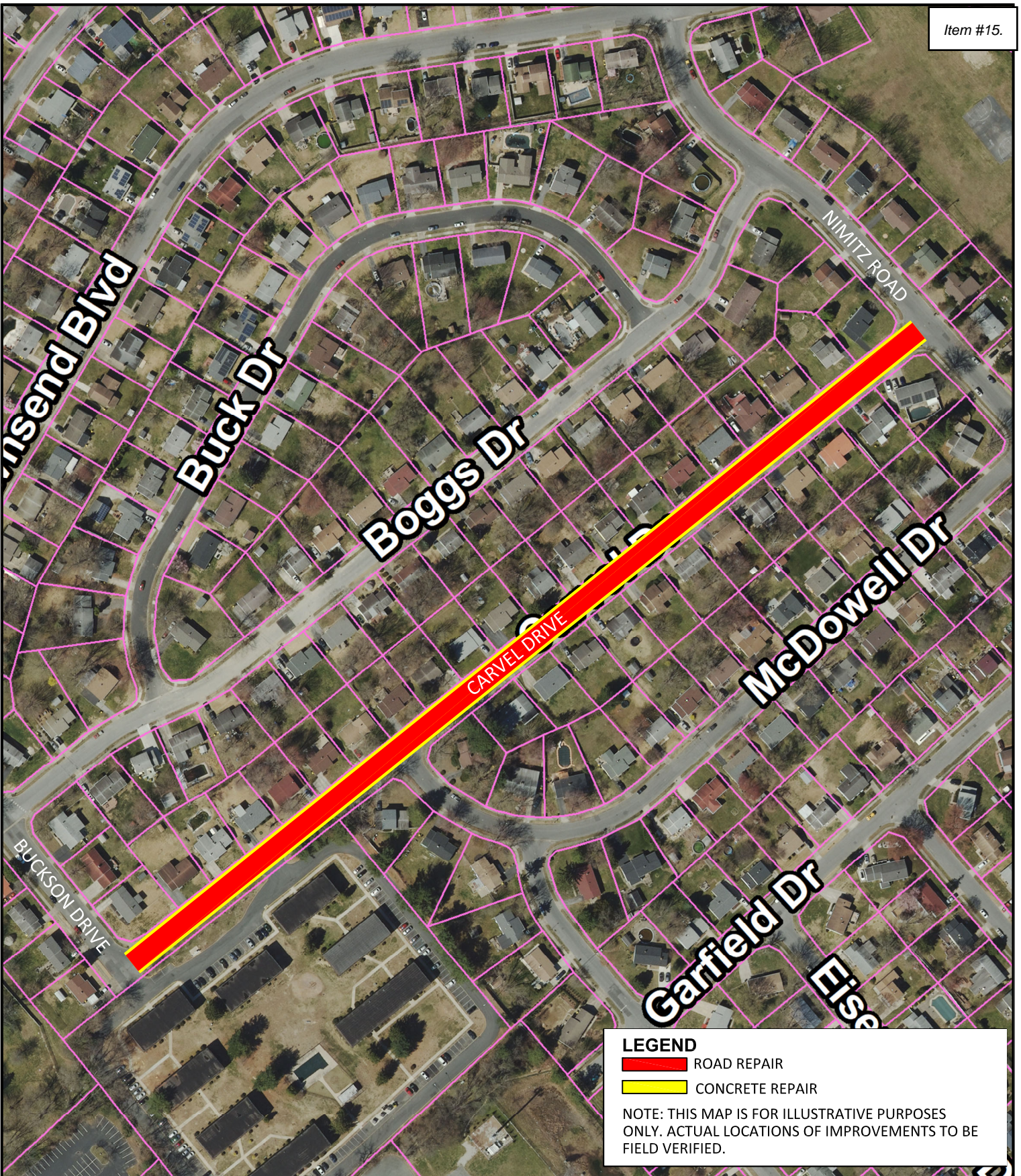
City of Dover



FY-2023C STREET AND ALLEY PROGRAM
BUCKSON DRIVE

DEPARTMENT OF PUBLIC WORKS

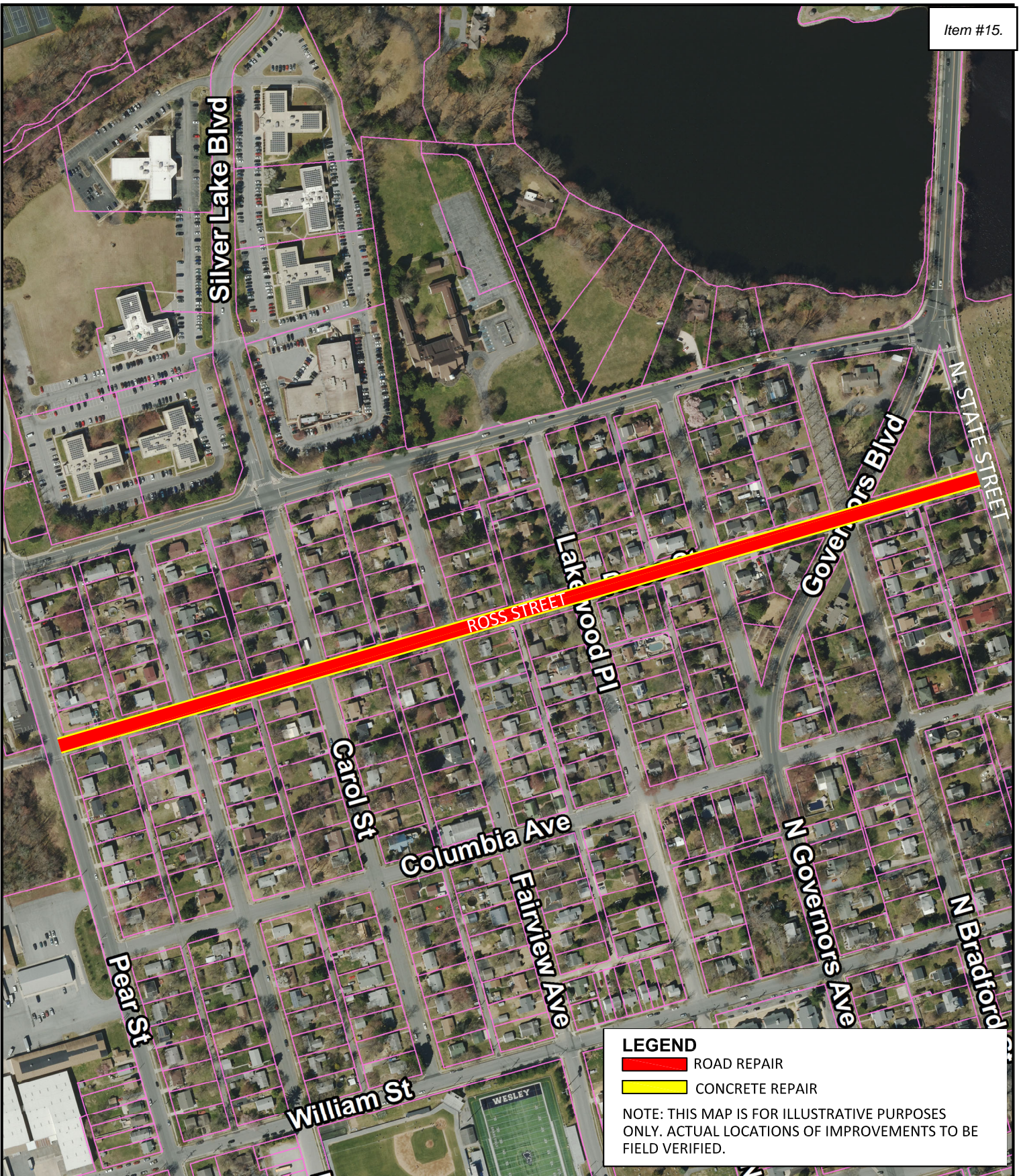
DRAWN:	RLL	DATE:	1/10/27
CKD:	---	SCALE:	NTS
APRVD:	---	DWG. NO.:	ST2302-01



FY-2023C STREET AND ALLEY PROGRAM
CARVEL DRIVE

DEPARTMENT OF PUBLIC WORKS

DRAWN:	RLL	DATE:	1/10/27
CKD:	---	SCALE:	NTS
APRVD:	---	DWG. NO:	ST2302-02



LEGEND

 ROAD REPAIR

 CONCRETE REPAIR

NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOCATIONS OF IMPROVEMENTS TO BE FIELD VERIFIED.

City of Dover



FY-2023C STREET AND ALLEY PROGRAM
ROSS STREET

DEPARTMENT OF PUBLIC WORKS

DRAWN:	RLL	DATE:	1/10/27
CKD:	---	SCALE:	NTS
APRVD:	---	DWG. NO:	ST2302-05



CITY OF DOVER, DELAWARE
ACTION FORM

PROCEEDING: City Council

DEPARTMENT OF ORIGIN: Water & Wastewater

SUBMITTED ON: January 13, 2023

PREPARED BY: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services

REVIEWED BY: David S. Hugg, III, City Manager and Lori Peddicord, Controller / Treasurer

SUBJECT: Well #9 Change Order

TIMETABLE: Notice to proceed to be issued within two (2) days of Council approval. Project anticipated to be completed in sixty (60) calendar days.

RELATED PROJECT: X

REFERENCE: X

EXPENDITURE REQUIRED: \$19,500

BUDGET REMAINING: \$225,800

FUNDING SOURCE (Dept./Page in CIP & Budget): Department of Water & Wastewater – Water Management, CIP Project #WD2304 CIP Name: Well #9 Improvements Account No.: 210-10-99-99-000-54031.

STAFF RECOMMENDATION:

Approve change order request from AECOM, Inc. in the amount of \$19,500, in accordance with the City of Dover Purchasing Policy & Procedures.

BACKGROUND AND ANALYSIS:

Per the City of Dover Purchasing Policy & Procedures, section 3.11.B, the City Manager and Controller/Treasurer are authorized to approve change orders that are within fifteen percent (15%) of the originally approved contract. This project involves the design to improve the existing Well #9, which is currently located within a flood plain. The original agreement with AECOM, Inc. was in the amount of \$79,500. The proposed change order, in the amount of \$19,500 is greater than fifteen percent (15%) of the original contract. This change order includes additional soil borings and geotechnical investigation for the future structure that will be built for this well. In addition, plumbing code requires upgrades to a building when certain remodeling takes place. The change order includes the necessary design to upgrade the existing plumbing fixtures to meet code.

City staff has reviewed the proposed change order and finds the proposal fair and reasonable. Staff recommends awarding change order to AECOM, Inc. in the amount of \$19,500 for the required design changes for the project.



PROPOSED AMENDMENTS TO THE 2019 COMPREHENSIVE PLAN

First Reading before the
Dover City Council
January 23, 2023

MI-23-01 Comprehensive Plan Amendments 2023

Review of a series of Amendments to the *2019 Comprehensive Plan*, as amended. The Amendments include consideration of the following as associated with Annexation Application AX-23-01 Lands of Calpine Holdings, LLC – Two Properties on White Oak Road: requests for amendment of Map 13-1: Potential Annexation Areas to revise the Annexation Plan category of two properties and requests for amendment of Map 13-2: Potential Land Uses for Annexation Areas to identify the Land Use Classification of two properties.

These Requests for Amendment of the *2019 Comprehensive Plan* were submitted by the property owners as associated with the City of Dover’s annual opportunity to request Comprehensive Plan Amendments (see Chapter 15: Implementation Plan). Only the Comprehensive Plan Amendments are being considered at this time; the associated Annexation Application AX-23-01 will have a separate review process.

A. Consideration of Amendments to Map 13-1: Potential Annexation Areas Plan Map -

Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to revise the Annexation Plan category from Area of Concern and unidentified area to Category 2: Priority Annexation Area on Map 13-1: Potential Annexation Areas Plan Map. (Planning Reference: MI-23-01A)

- a. Property Area: 144.83 acres +/-
Property Address: unaddressed parcel near White Oak Road
Property Owner: Calpine Holdings, LLC
Tax Parcel: LC-00-058.00-02-49.00-000
2019 Comprehensive Plan, Map 13-1 –Annexation Plan Category: None
Proposed Comprehensive Plan Designation, Map 13-1 Annexation Plan Category:
Category 2 – Priority Annexation Area

- b. Property Area: 104.06 acres +/-
Property Address: 3015 White Oak Road
Property Owner: Calpine Holdings, LLC
Tax Parcel: LC-00-058.00-02-48.00-000
2019 Comprehensive Plan, Map 13-1 –Annexation Plan Category: Area of Concern
Proposed Comprehensive Plan Designation, Map 13-1 Annexation Plan Category:
Category 2 – Priority Annexation Area

- B. Consideration of Amendments to Map 13-2: Potential Land Use for Annexation Areas Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to identify the Land Use Classification as Public & Private Utilities on Map 13-2: Potential Land Use for Annexation Areas Map. (Planning Reference: MI-23-01B)
- a. Property Area: 144.83 acres +/-
Property Address: unaddressed parcel near White Oak Road
Property Owner: Calpine Holdings, LLC
Tax Parcel: LC-00-058.00-02-49.00-000
2019 Comprehensive Plan, Map 13-2 – Land Use Classification: None
Proposed Comprehensive Plan Designation, Map 13-2 Land Use Classification: Public & Private Utilities

 - b. Property Area: 104.06 acres +/-
Property Address: 3015 White Oak Road
Property Owner: Calpine Holdings, LLC
Tax Parcel: LC-00-058.00-02-48.00-000
2019 Comprehensive Plan, Map 13-2: Land Use Classification: None
Proposed Comprehensive Plan Designation, Map 13-2 Land Use Classification: Public & Private Utilities

Attachments:

- Map 13-1: Potential Annexation Areas (Current Map in *2019 Comprehensive Plan*)
- MI-23-01A Comprehensive Plan Amendment Request Locations on Map 13-1
- MI-23-01A Comprehensive Plan Amendments on Map 13-1: Current Designation & Proposed Designation of Annexation Area Category

- Map 13-2: Potential Land Use for Annexation Areas (Current Map in *2019 Comprehensive Plan*)
- MI-23-01B Comprehensive Plan Amendment Request Locations on Map 13-2
- MI-23-01B Comprehensive Plan Amendments on Map 13-2: Current Designation & Proposed Designation of Potential Land Use Classifications

- Proposed Ordinance #2023-01

City of Dover, DE 2019 Comprehensive Plan

Map 13-1: Potential Annexation Areas

As Adopted on January 13, 2020

0 2,500 5,000 Feet

LEGEND

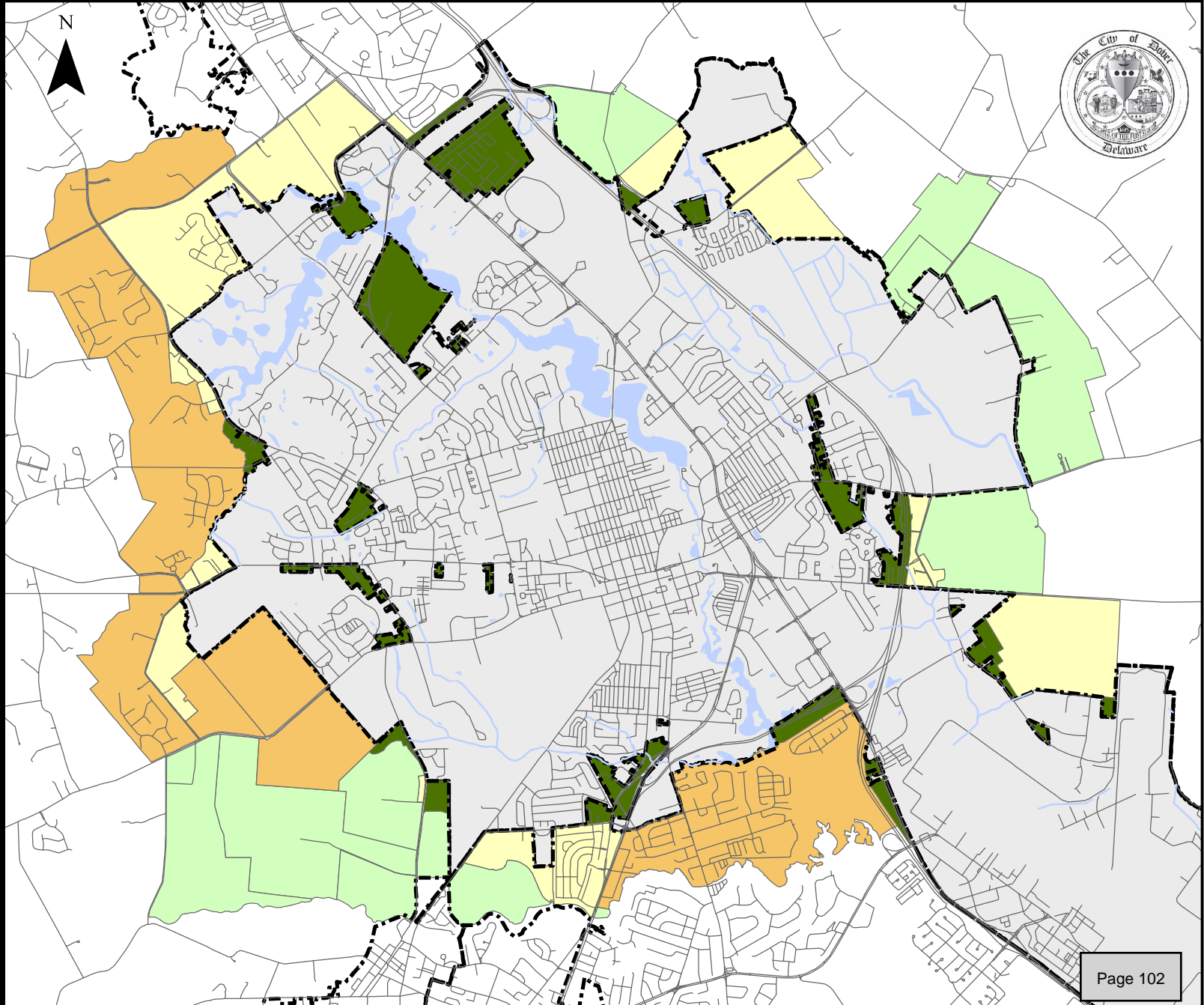
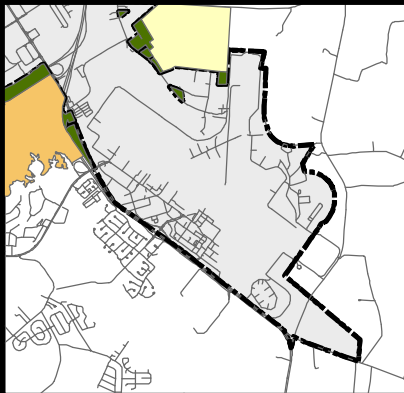
- Dover Boundary
- Municipal Boundaries
- Roads
- Hydrology
- Water Bodies

2019 Annexation Plan

Category

- Category 1 - High Priority
- Category 2 - Priority
- Category 3 - Long Term Annexation
- Areas of Concern

0 3,000 6,000 Feet **Inset Map**



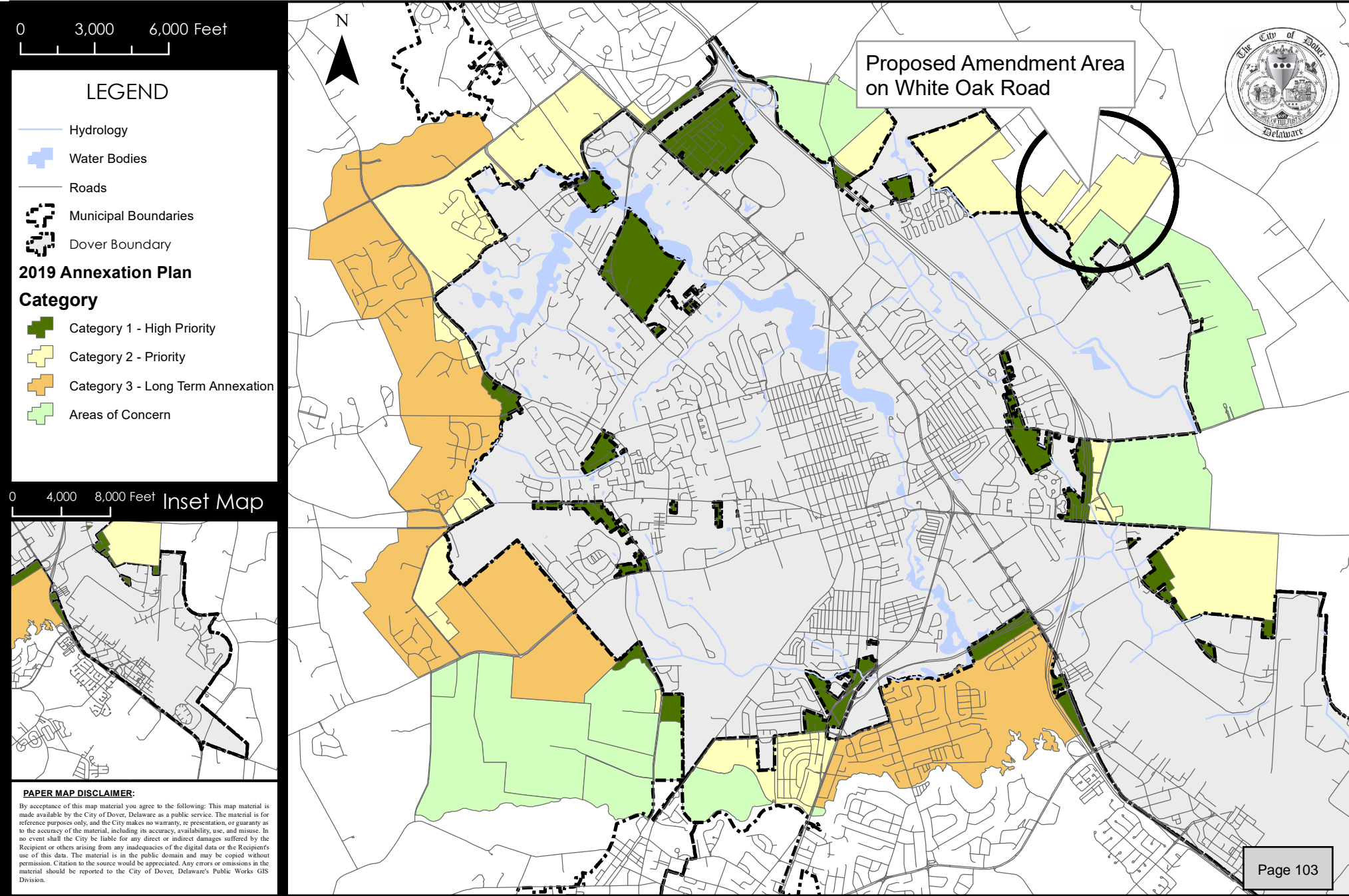
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MI-23-01 Comprehensive Plan Amendment 2023 Request Locations

(City of Dover, DE 2019 Comprehensive Plan) Map 13-1: Potential Annexation Areas

Request Date: 12/15/2022



LEGEND

- Hydrology
- Water Bodies
- Roads
- Municipal Boundaries
- Dover Boundary

2019 Annexation Plan

Category

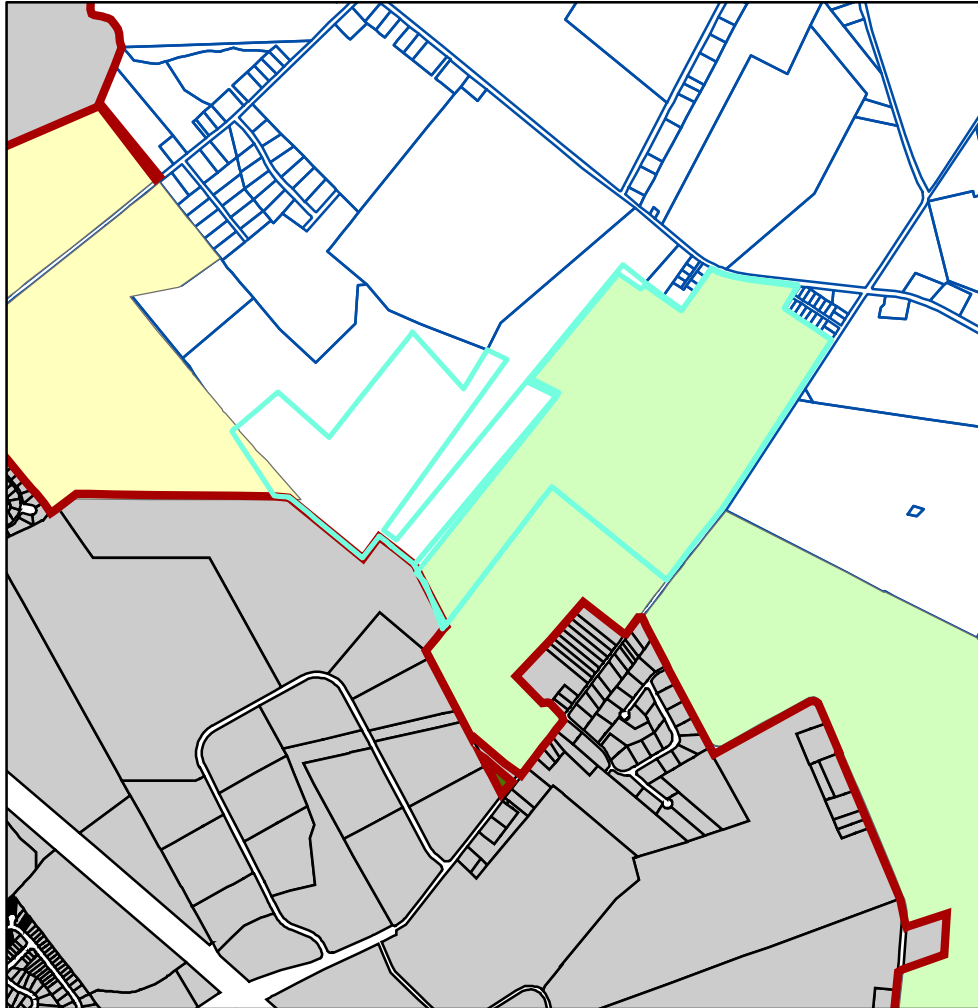
- Category 1 - High Priority
- Category 2 - Priority
- Category 3 - Long Term Annexation
- Areas of Concern

Inset Map

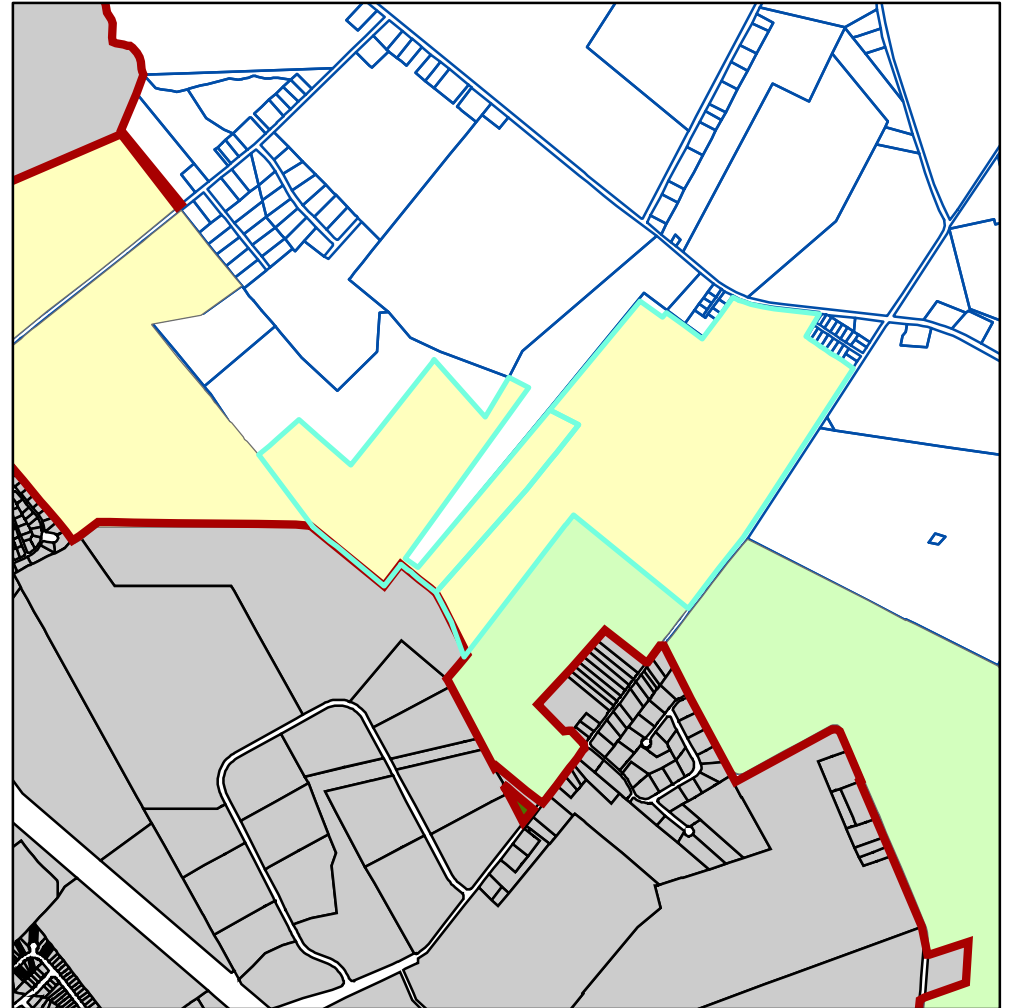
0 4,000 8,000 Feet

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Current Designation



Proposed Designation



File: MI-23-01 Comprehensive Plan Amendment 2023
 Location: 3015 White Oak Road & unaddressed parcel near White Oak Road
 Plan Type: Comprehensive Plan Amendment A
 Current Annexation Area: Area of Concern and unidentified area
 Proposed Annexation: Category 2: Priority Annexation Area
 Owner: Calpine Holdings, LLC
 Date: 1/5/2023



Potential Annexation Areas

Category

- Category 1 - High Priority
- Category 2 - Priority
- Category 3 - Long Term Annexation
- Areas of Concern

- Dover Parcels
- Kent County Parcels
- Dover Boundary

City of Dover, DE 2019 Comprehensive Plan

Map 13-2: Potential Land Use for Annexation Areas

As Adopted on January 13, 2020

0 2,500 5,000 Feet

LEGEND

- Dover Boundary
- Municipal Boundaries
- Roads
- Hydrology
- Water Bodies

2019 Annexation Areas Land Use

- Agriculture
- Commercial Entertainment
- Commercial High Intensity
- Commercial Low Intensity
- Industrial
- Mixed Use
- Office and Office Park
- Open Space
- Residential Low Density
- Residential Medium Density
- Right-Of-Way

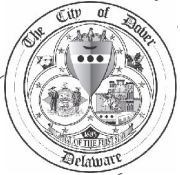
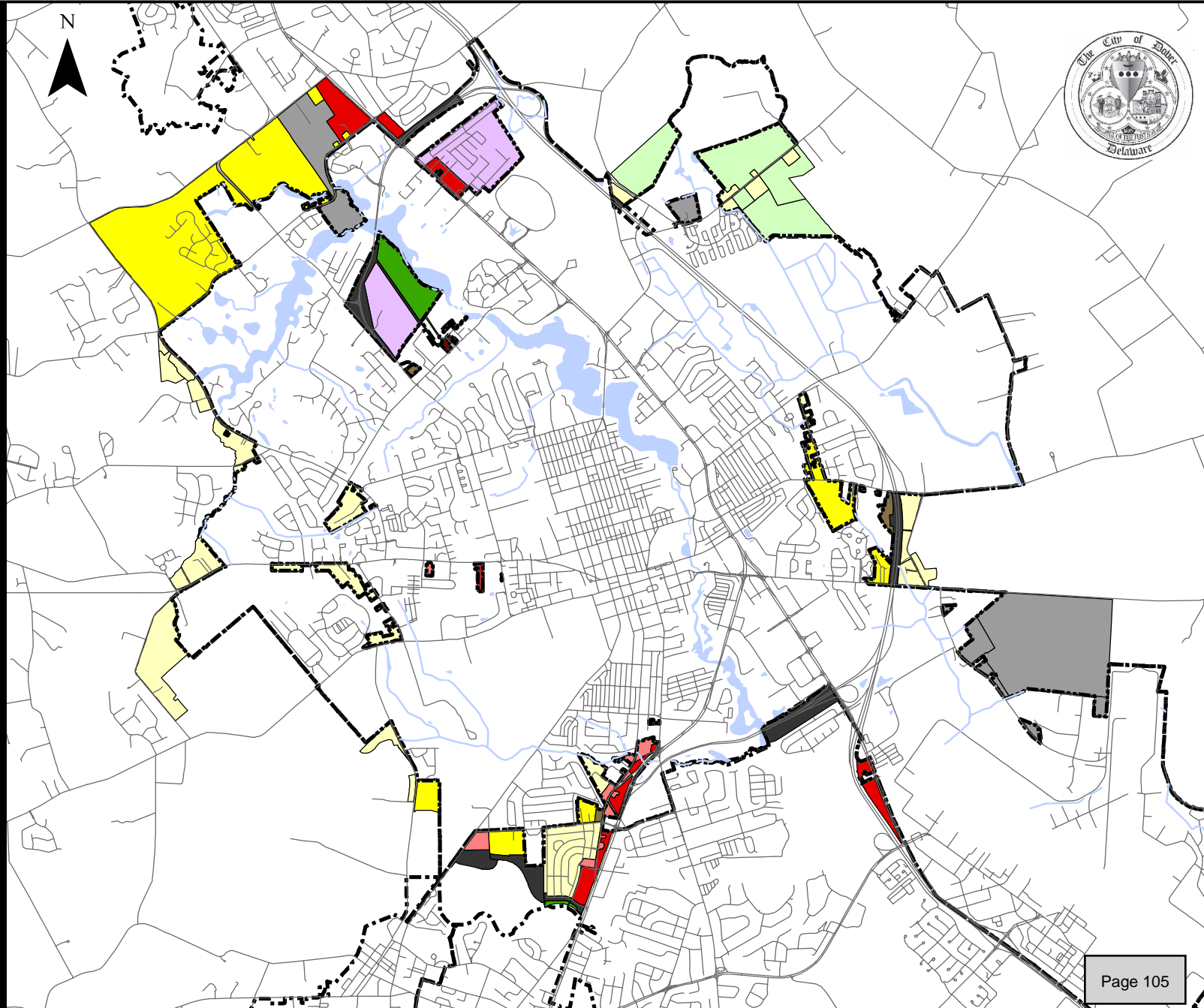
0 3,000 6,000 Feet

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MI-23-01 Comprehensive Plan Amendment 2023 Request Locations

(City of Dover, DE 2019 Comprehensive Plan) Map 13-2: Potential Land Use for Annexation Areas

Request Date: 12/15/2022

0 2,500 5,000 Feet

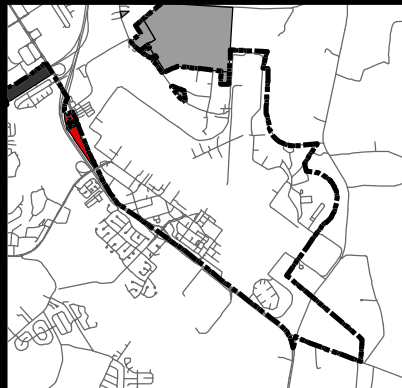
LEGEND

- Dover Boundary
- Municipal Boundaries
- Roads
- Hydrology
- Water Bodies

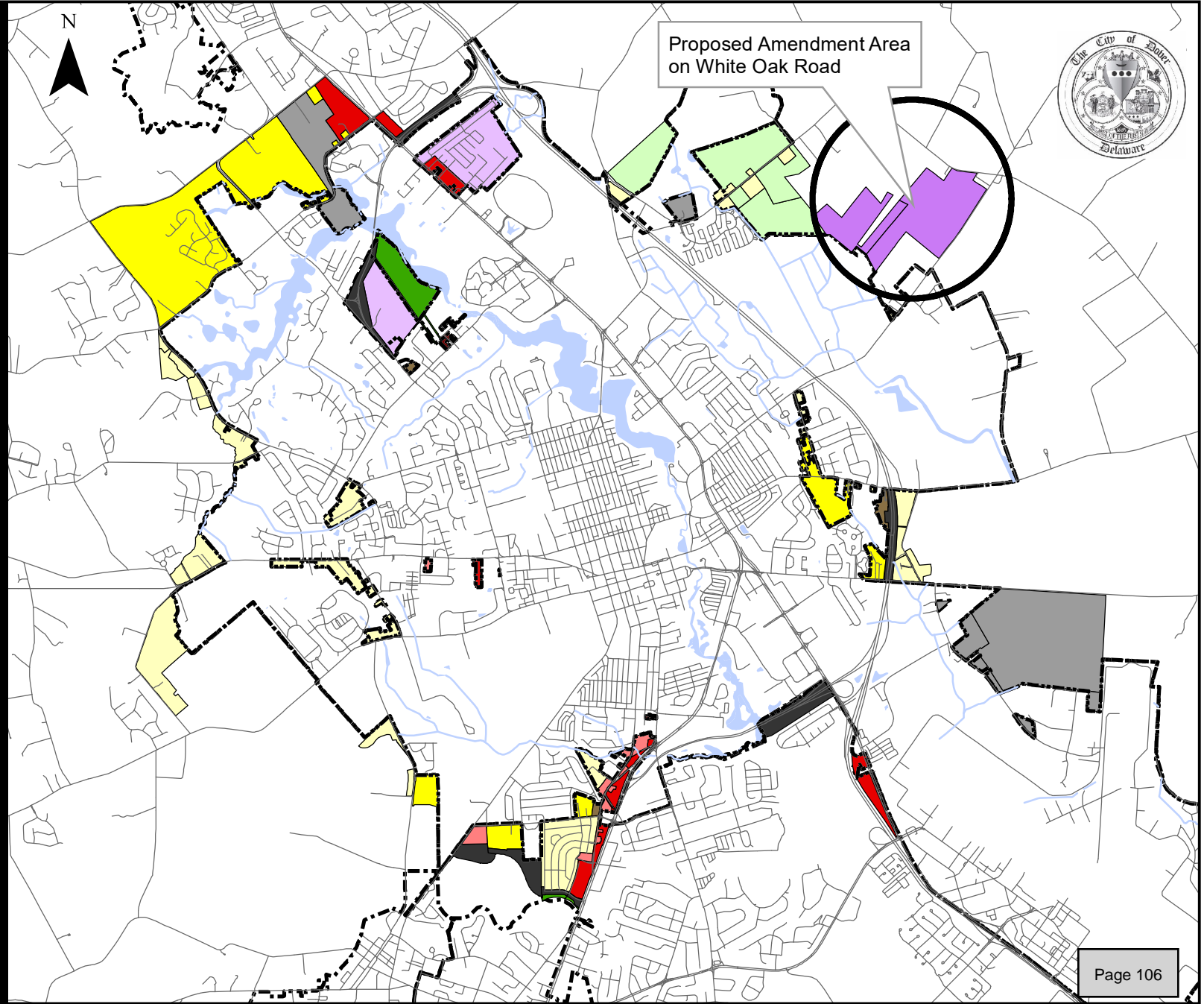
2019 Annexation Areas Land Use

- Agriculture
- Commercial Entertainment
- Commercial High Intensity
- Commercial Low Intensity
- Industrial
- Mixed Use
- Office and Office Park
- Open Space
- Residential Low Density
- Residential Medium Density
- Right-Of-Way
- Public and Private Utilities

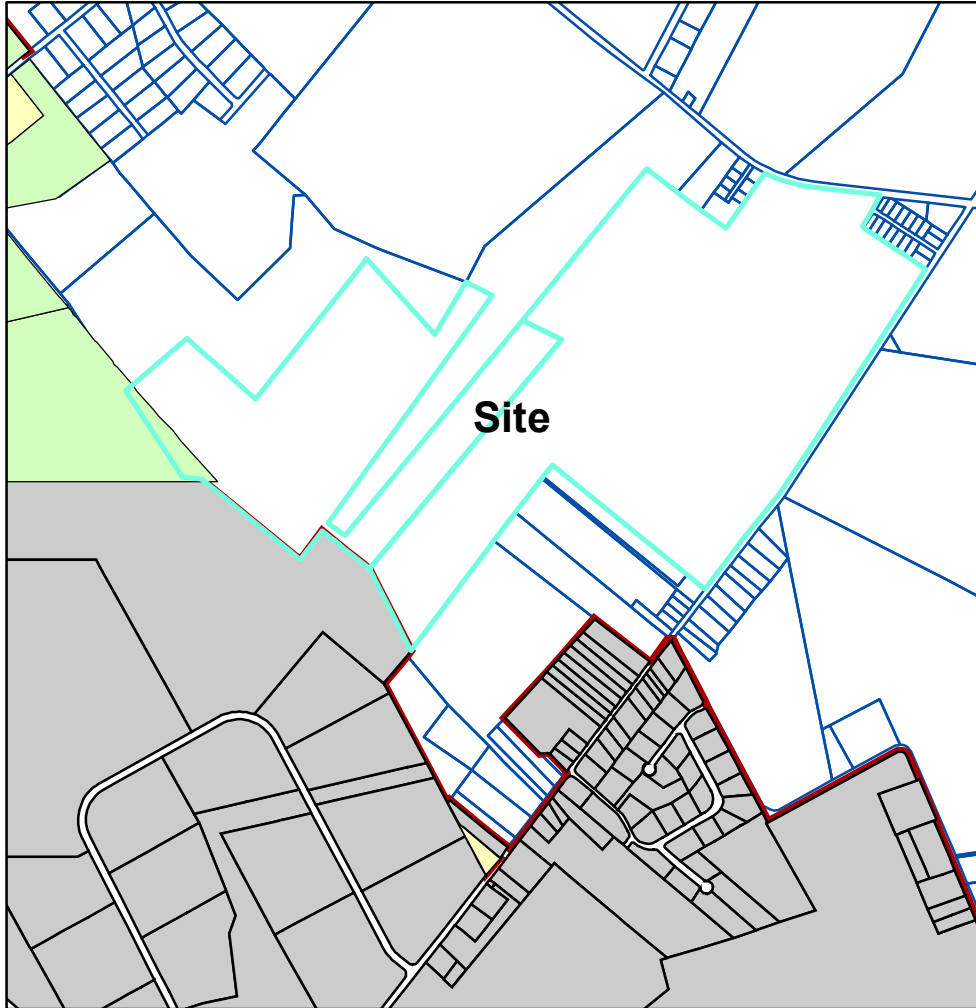
0 3,000 6,000 Feet **Inset Map**



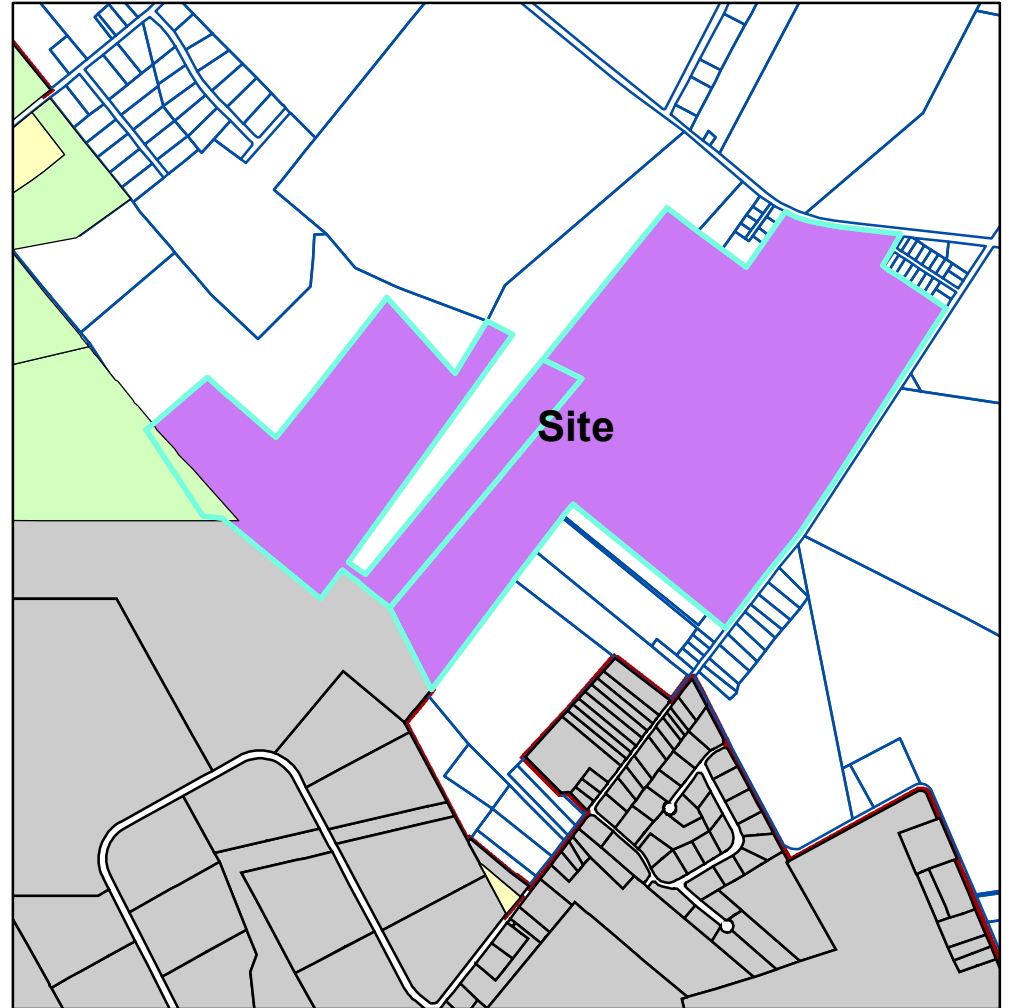
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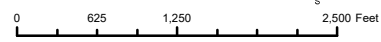
Current Designation












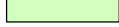




Proposed Designation



File: MI-23-01B Comprehensive Plan Amendments 2023
 Location: 3015 White Oak Road & unaddressed parcel near White Oak Road
 Plan Type: Comprehensive Plan Amendment B
 Current Land Use: None
 Proposed Land Use Classification: Public & Private Utilities
 Owners: Calpine Holdings LLC
 Date: 1/5/2023



Legend

	Dover Parcels		Commercial High Intensity		Open Space
	Dover Boundary		Commercial Low Intensity		Residential Low Density
	Public and Private Utilities		Industrial		Residential Medium Density
	Agriculture		Mixed Use		Right-Of-Way
	Commercial Entertainment		Office and Office Park		

CITY OF DOVER ORDINANCE #2023-01

1 **AN ORDINANCE AMENDING THE 2019 COMPREHENSIVE PLAN BY AMENDING MAP 13-**
2 **1: BY CHANGING THE ANNEXATION PLAN CATEGORY AND BY AMENDING MAP 13-2:**
3 **BY IDENTIFYING THE LAND USE CLASSIFICATION OF TWO PROPERTIES LOCATED**
4 **ON WHITE OAK ROAD.**

5
6 **WHEREAS**, the City of Dover has adopted a Comprehensive Plan laying out land use policies within the
7 City of Dover, Delaware; and

8
9 **WHEREAS**, the City Council of the City of Dover, on January 13, 2020, following the recommendation
10 of the City of Dover Planning Commission, adopted the *2019 Comprehensive Plan* pursuant to Title 22,
11 Section 702 of the Delaware Code; and

12
13 **WHEREAS**, the Honorable John Carney, Governor of the State of Delaware, certified the *2019*
14 *Comprehensive Plan* to be effective as of January 13, 2020, by letter of March 10, 2020; and

15
16 **WHEREAS**, the *2019 Comprehensive Plan*, Chapter 15 – Implementation Plan allows for an annual
17 amendment process; and

18
19 **WHEREAS**, a property owner of two properties has requested amendments to the Potential Annexation
20 Areas Map (Map 13-1) and requested amendments to the Potential Land Use for Annexation Areas Map
21 (Map 13-2) in accordance with the process set forth in the *2019 Comprehensive Plan*; and

22
23 **WHEREAS**, the Planning Office has prepared these amendments to the Potential Annexation Areas Map
24 (Map 13-1) and to the Potential Land Use for Annexation Areas Map (Map 13-2) for review as part of the
25 Comprehensive Plan Amendments 2023; and

26
27 **WHEREAS**, the Planning Commission held a public hearing on February 21, 2023, after which the
28 Planning Commission made a recommendation in regard to these amendments to the Annexation Plan
29 (Map 13-1 and Map 13-2) related to the two properties.

30
31 **WHEREAS**, it is deemed in the best interest of future development, zoning, and planning in the City of
32 Dover to change the Annexation Plan Category and associated Land Use Classification of the two
33 properties on the Potential Annexation Areas Map (Map 13-1) and on the Potential Land Use for
34 Annexation Areas Map (Map 13-2) as described below.

35
36 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF**
37 **DOVER, IN COUNCIL MET AND AMEND THE 2019 COMPREHENSIVE PLAN BY:**

38
39 That from and after the passage and approval of this ordinance, that Map 13-1: Potential Annexation Areas
40 Plan Map of the City of Dover *2019 Comprehensive Plan* has been amended by changing the designated
41 Annexation Plan Category from an unidentified area and from an Area of Concern to Category 2: Priority
42 Annexation Area for two parcels located on the north side of White Oak Road and west of Bayside Drive

43 known as an unaddressed parcel near White Oak Road and as 3015 White Oak Road. The properties are
44 more fully described below. (Planning Reference: MI-23-01A)

45
46 Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property
47 Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.

48
49 Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine
50 Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.

51
52 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF**
53 **DOVER, IN COUNCIL MET AND AMEND THE 2019 COMPREHENSIVE PLAN BY:**

54
55 That from and after the passage and approval of this ordinance, that Map 13-2: Potential Land Use for
56 Annexation Areas Plan Map of the City of Dover *2019 Comprehensive Plan* has been amended by
57 identifying the Land Use Classification as Public & Private Utilities for two parcels located on the north
58 side of White Oak Road and west of Bayside Drive known as an unaddressed parcel near White Oak Road
59 and as 3015 White Oak Road. The properties are more fully described below. (Planning Reference: MI-
60 23-01B)

61
62 Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property
63 Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.

64
65 Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine
66 Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.

67
68 **BE IT FURTHER ORDAINED:**

69
70 That upon final action to adopt this ordinance, the amendments as approved changing the designated
71 Annexation Plan Category of the two properties shall be made to Map 13-1: Potential Annexation Areas
72 Map and the amendments as approved identifying the Land Use Classification of the two properties shall
73 be made to Map 13-2: Potential Land Use for Annexation Areas Plan Map of the *2019 Comprehensive*
74 *Plan*.

75
76 ADOPTED: *

77
78 \\VMFILEPRINT\CityClerk\ORDINANCES\2023\DRAFT\2023-01-COMP PLAN AMENDMENTS MI-23-01A & MI-23-
79 01B (White Oak Road)\ORDINANCE 2023-01 COMP PLAN AMENDMENTS MI-23-01 FIRST READING.docx

80
81

82 **SYNOPSIS**

83 The proposed ordinance would adopt a series of Amendments to the *2019 Comprehensive Plan*, as
84 amended. The Amendments include consideration of the following as associated with a future Annexation
85 Application AX-23-01 Lands of Calpine Holdings, LLC – Two Properties on White Oak Road: requests
86 for amendment of Map 13-1: Potential Annexation Areas to revise the Annexation Plan category of two
87 properties and requests for amendment of Map 13-2: Potential Land Use for Annexation Areas to identify
88 the Land Use Classification of two properties. The specific properties are an unaddressed parcel on the

Proposed Ordinance #2023-01: Consideration of Amendments to Map 13-1: Potential Annexation
Plan Map and to Map 13-2: Potential Land Use for Annexation Areas Map, 2019 Comprehensive Plan
(MI-23-01A and MI-23-01B: Two Properties on White Oak Road) Page 3

89 north side of White Oak Road and 3015 White Oak Road. (Planning Reference: MI-23-01A and MI-23-
90 01B)

91

92 Actions History:

93 03/13/2023 – Public Hearing/Final Reading - City Council

94 02/21/2023 – Public Hearing & Action - Planning Commission

95 01/23/2023 – First Reading – City Council

DRAFT