

**CITY OF DOVER, DELAWARE  
REGULAR CITY COUNCIL MEETING  
Monday, July 28, 2025 at 6:30 PM**

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

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**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/luwdu1>

**Event number:** 2530 737 8426

**Event password:** DOVER (if needed)

**If you are new to WebEx, get the app now at [www.webex.com/](http://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](http://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 Rocha

**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.

**PRESENTATIONS**

- 1. The Dream Initiative: A New Delaware Way (Heather Christopher, Chief of Staff)**

**CONSENT AGENDA****ADOPTION OF MINUTES**

- 2. Regular City Council Meeting of July 14, 2025**

**COMMITTEE REPORTS**

- 3. Council Committee of the Whole Report July 15, 2025**

**Council Reports - June 2025**

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

**Legislative, Finance, and Administration Committee**

- 10. Evaluation of Proposals - Boggs Drive Drainage Improvement Engineering Support (Jason Lyon, Water/Wastewater Director)**

(Committee Recommendation: Award the contract to Verdantas for the Boggs Drive Drainage Improvement Engineering Support, RFP #25-0022WW, for the amount of \$67,600)

**QUARTERLY REPORTS**

- 11. Quarterly Review - Capital Investment Plan (CIP) (April, May, and June)**
- 12. Quarterly Revenue Report as of June 30, 2025**

**ITEMS NOT ON THE CONSENT AGENDA**

- 13. Proposed Cancellation of August 25 and 26, 2025, Meetings**

(Staff Recommendation: Cancellation of Regular Council Meeting of August 25, 2025, and Council Committee of the Whole Meeting of August 26, 2025.)

**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

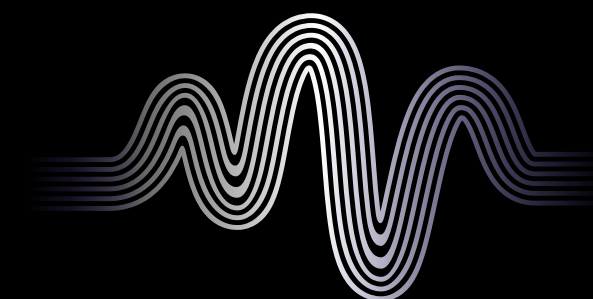


The  
D.R.E.A.M.  
(DILIGENTLY REALIZING EVERY ASPIRATION MANIFEST)

Initiative

.....  
THE DREAM

BY: FENEL BAINE



2025



# Founders

Item #1.



H A Y W A R D



F E N E L



J O S H

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TRANSITIONAL  
HOUSING

HOUSING FOR  
EX-OFFENDERS  
ENTERING SOCIETY,  
THE UNHOUSED,  
AND STRUGGLING  
FAMILIES





VANGUARDS

- EX-OFFENDERS

- CHANGE AGENTS

- COMMUNITY LEADERS

- LEAD

REPRESENTATIVES  
OF EACH PROGRAM





# S E R V I C E M E N

- A C C O U N T A B I L I T Y
- R E D E M P T I O N
- C O M M U N I T Y S E R V I C E

C A R W A S H I N G ,  
D E L I V E R Y S E R V I C E S  
P A R K M O N I T O R I N G

G A R N I S H E D W A G E S  
T O G I V E B A C K





# VIOLENCE INTERVENTION

Item #1.



- CONFLICT  
RESOLUTION

- ANGER  
MANAGEMENT

- DIPLOMACY



# THE DREAM ACADEMY

Item #1.



- ALL AGES  
- DEVELOPING  
MINDS  
- REBUST  
CURRICULUM

TRUE HISTORY  
LAW  
FINANCIAL LITERACY  
ENTREPRENEURSHIP

CHARACTER  
DEVELOPMENT

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# J O B   T R A I N I N G   A N D C A R E E R   A S S I S T A N C E   P R O G R A M

S . T . E . A . M .

L I F E   S C I E N C E S

W O R K   E T H I C S





# TRAUMA RECOVERY CENTERS

- HOSPITAL BASED
- PROCESS PAIN
- TREATMENT  
AND HEALING





# DIVISION OF COMMUNITY STRUCTURE

- STRUCTURE

- COMMUNITY  
LEADERSHIP

- DEVELOPMENT

- ADDRESSING  
COMMUNITY  
NEEDS AT AT  
DIFFERENT LEVELS





S A F E   H O U S E S   A N D   D A Y C A R E   C E N T E R S

Item #1.

- D O M E S T I C  
S A N C T U A R I E S

- S A F E   H A V E N



C H I L D R E N   S A F E T Y



# ROOT AND RISE GARDEN & SOUP KITCHEN

Item #1.

## GIVING TO THE PEOPLE

## HEALTHY FOODS

## FEEDING FUTURES

## FOOD IS LOVE

## END FOOD APARTHEID





COMMUNITY PROGRAMS

CHARACTER  
ENRICHMENT



PARENTHOOD





PEER SUPPORT AND MENTOR GROUPS

Item #1.

MENTOR GROUPS

PARTY BUSES

SPORTS  
LEAGUES





# SUBSTANCE ABUSE PROGRAMS

AROUND THE CLOCK  
TREATMENT

CONFRONT THE  
DEMAND SIDE NOT  
JUST THE  
DISTRIBUTION SIDE  
OF THE PROBLEM





# FUSION AND IMPROVEMENTS

Item #1.

REVIEW ALL  
PROGRAMS

IMPROVE  
EFFICIENCY

OPTIMIZE  
THEIR  
STRENGTH





R E I M A G I N I N G   J U S T I C E

R E T R I B U T I V E   J U S T I C E

R E S T O R A T I V E   J U S T I C E

T R A N S F O R M A T I V E   J U S T I C E



# PRISON SYSTEMS

Item #1.

RETRIBUTION

DETERRENCE

INCAPACITATION

REHABILITATION



# PRODIGAL CHILDREN

Item #1.

"MY SON WAS DEAD  
AND IS ALIVE AGAIN;  
HE WAS LOST  
AND IS FOUND."  
LUKE 15:24





# THE DREAM INITIATIVE





## REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on July 14, 2025, at 7:55 p.m. with Council President Neil presiding. Council members present were Ms. Hall, Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Ms. Arndt, Mr. Rocha, Dr. Sudler, and Mr. Lewis.

Staff members present were Police Chief Johnson, Ms. Marney, Mr. Hugg, Fire Chief Carey, Mr. Rodriguez, and Ms. Bennett. Mayor Christiansen was also present. Ms. Melson-Williams was absent.

### **OPEN FORUM**

The Open Forum was held at 6:15 p.m., prior to commencement of the Official Council Meeting. Council President Neil declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

Mr. Neil stated that citizen comments were limited to two (2) minutes due to the number of individuals on the agenda. He added that anyone with additional comments may submit them in writing to be included in the minutes.

Dr. Sudler stated that, given the reason for the public's attendance, proper notice should have been given so the public could adjust their remarks accordingly, as he was unaware of the process to reduce the speaking time from three (3) minutes to two (2) minutes. He suggested that council suspend the rules of the two (2) minutes and instead allow speakers three (3) to five (5) minutes to speak. He believes that allowing the extended time would be a gesture of good faith.

Dr. Sudler made a motion to suspend the rules from two (2) minute rule and allow three (3) to (5) five minutes for public comments, given the nature of why most individuals were present. The motion was seconded by Mr. Lewis.

Mr. Boggerty seconded the motion for three (3) minutes.

Dr. Sudler raised a point of order, clarifying that his original motion was to allow three (3) to five (5) minutes for public comments, and he believed Mr. Lewis had seconded the motion for the record.

Mr. Rocha clarified that the stated time was three (3) to five (5) minutes and suggested that a specific time be decided on so the motion could be amended accordingly.

Dr. Sudler stated that Mayor Christiansen recommended four (4) minutes. He noted that he would be amenable to either three (3), four (4), or five (5) minutes, if Mr. Lewis was willing to amend his second.

Dr. Sudler made a motion to extend the open forum from the two (2) minute rule and allow four (4) minutes for public comments, as amended. The motion was seconded by Mr. Lewis.

Mr. Anderson called for a point of information and asked whether the motion to suspend the rules required a two-thirds vote.

**Dr. Sudler made a motion to extend the open forum from the two (2) minute rule and allow four (4) minutes for public comments, as amended. The motion was seconded by Mr. Lewis and carried by a roll call vote of five (5) yes (Boggerty, Arndt, Rocha, Sudler, Lewis), and**



**three (3) no (Hall, Anderson, Pillsbury).**

Lucretia M. Martin, 483 Barrister Place, emphasized the impact of Daniel Guzman, Jr.'s murder, stating that communities needed to come together to address gun violence. She expressed concern that children cannot safely play outside due to frequent shootings and criticized the police response as limited to briefly stopping and leaving. She stressed that the entire community, not just them, but for everyone, needed help.

Kim Chapman, Dover resident, emphasized that she had never witnessed so much violence until moving to Barrister Place. She stated that police officers come through the neighborhood asking who is selling drugs, but fail to address serious incidents, such as fight nights that lead to shootings or murder. She expressed concern about her grandchildren's safety, noting they do not go outside unless accompanied by her. She also mentioned requesting speed bumps from her landlord but was told no action could be taken because they claim they cannot do anything.

William Faust, Jr., 136 Orchard Avenue, voiced strong concern over an opinion Mr. Neil published in the Daily State News. He was appalled by the letter, calling for its retraction, and suggested Mr. Neil should be censored if he does not apologize. He criticized the letter for ignoring key issues such as rising gun violence, deaths, prostitution, drug dealing, and homelessness. He also took issue with Mr. Neil's claim that no one had come to him with complaints about police conduct, stating that he has witnessed residents raise those concerns at the Regular Council Meetings. He noted that police officers were leaving due to burnout or better opportunities. He also expressed disappointment that, despite promises to assist with electric bills, some residents still struggle and are ineligible for help due to income limits.

Charlie Jackson, of 490 Barrister Place, expressed concern about the issues in his neighborhood. Acknowledging that no one can do everything, he emphasized that charity needs to start at home and spread beyond the city. He urged for immediate police presence in his area, questioning what would happen if help was not provided. He stressed the need for visible policing and questioned how effective the police can be if community concerns are not being addressed.

Judy Phillips, 483 Barrister Place, emphasized the need for community members to take responsibility and work together to restore Barrister Place. She requested the camera installation to help protect children and monitor activity in the area.

Apollonia Rivera, 466 Barrister Place, expressed frustration over the lack of progress following a \$10,000 allocation for cameras and fences approved at the June 23rd Regular Council Meeting. She noted visits from Dr. Sudler and two (2) code enforcement officers but stated that she had not heard from Police Chief Johnson. Despite promises of increased patrols, she reported only seeing police seven (7) times since her son's death. She requested, for the record, that council approve an eight (8) inch fence similar to the one at Stoney Creek with metal poles. She criticized police officers for being overly aggressive and not focusing on safety patrols, requesting that Chief Johnson be present in the community and hold his officers accountable. She also urged Mayor Christiansen to hold Chief Johnson accountable, emphasizing the need for collaboration between council members and the community as the City of Dover faces serious challenges.



Michelle'Ile Rivera, 466 Barrister Place, spoke on behalf of her nephew, Daniel Guzman Jr., expressing concern over a Dover Police report that she stated falsely implicated one of Mr. Guzman Jr.'s friends as the shooter. She stated that the report caused public confusion and emotional distress for her family, noting that 30 days had passed without an arrest. Despite the availability of footage from Ring cameras, footage from cameras and businesses, and other sources, she claimed the police had made no progress. She questioned why the police were harassing the community instead of protecting it. She argued that Stoney Creek, Barrister Place, and Dover East Trailer Park are separate neighborhoods with jurisdiction lines and should not be treated as one. She also raised concerns about residents overdrafting accounts to pay for high electric, mortgage, water, and trash bills, calling for real change and more community support rather than problematic police presence.

Rob Vanella, Wilmington resident and facilitator for Neighbors Organized for Credibility, Accountability, and Policing Delaware (NOCAP), addressed concerns regarding Mr. Neil's op-ed, stating it portrayed his group as bullies targeting the police. He criticized the implication that only certain individuals, such as taxpayers, get to define who is considered threatening. He argued that it could unfairly target homeless or poor individuals. He stated there was a lack of credibility and accountability in the Dover Police Department. He also pointed out an error in the op-ed, clarifying that while it mentioned anonymity, it referred to not going through official police channels. He emphasized that the matter was being treated as a journalistic exercise, in which sources should remain confidential. He announced a Police Reform Meeting scheduled for August 7th at 6:00 p.m. at the Dover Library.

Shaniqua Myles, Dover resident, stated that she was not only a parent but as an advocate for a safe, accountable, and trauma-informed school environment, especially for the most vulnerable children. She emphasized that some things can no longer be overlooked, noting the failure of schools to uphold Title IX and to protect students from abuse, harassment, and retaliation. Ms. Myles explained that Title IX is a federal law ensuring students the right to learn free from sexual harassment and gender-based discrimination. She expressed concern that minority children who report misconduct are often punished instead of protected, facing retaliation, isolation, and emotional harm from the very adults meant to safeguard them. She called for stronger accountability, mandatory trauma-informed training for school staff, clear procedures, unbiased investigations, and meaningful protection for students who report harm. Emphasizing that children deserve to be believed and feel safe, she urged the community, including families, educators, advocates, and new leaders, to work together to build school systems that uplift rather than retraumatize students.

Tracy Palmer, 301 Cassidy Drive, Suite B, Pastor and Founder of Tracy Palmer Ministries, expressed frustration from a comment that was made on her Facebook post by Mr. Anderson. She stated that until council resolved their conflicts, they would be unable to help families heal, connect with the community, or make meaningful progress. She criticized council for being in disarray, pointing to ongoing bickering, arguments, and backlash among council members. She stated that she sent a formal complaint against Mr. Anderson for defamatory, unethical, and harassing conduct to the Delaware Division of Civil Rights and Public Trust, Delaware Public Integrity Commission, and the Attorney General's Office. She read the letter on the record:

*RE: Dear Sir or Madam,*



*I am writing to formally report an inappropriate and unethical behavior of City of Dover, Councilman David Anderson. On July 4, 2025, Councilman Anderson publicly commented on one of my Facebook posts with the following inflammatory and defamatory statement. Is this the same EGL? She is a child rapist (did not want to mention the name, just the initials). He put her entire government name. Not only was this statement wholly inappropriate and publicly damaging, but it also included the full name of the accused, causing further harm to two families who have been working since 2014 to heal from a difficult chapter in their lives. I immediately removed the post to prevent further public harm and escalation. Rather than taking responsibility or showing restraint, he proceeded to attack me further through direct text messages to my phone. This conduct from an elected official is both harassing and abusive. I am currently recovering from brain surgery and cancer, and do not need nor deserve the stress, hostility, or targeted harassment from a city councilman whose role is to serve and protect the community, not tear it down. Councilman Anderson's behavior is not isolated. He has a pattern of speaking down to people, laughing in council chambers during serious matters, and showing a blatant disregard for the community's real issues. This is a city suffering from gun violence, homicides, prostitution, addiction, and homelessness, yet Councilman Anderson has not issued a single press release addressing these crises. Instead, he continues to start division, demean colleagues and weaponize past incidents for public shaming. This is not leadership. This is unethical and disgraceful behavior that undermines the integrity of public service. People in our city are dying, families are grieving, and homeless individuals in Dover suffer from trauma, addiction, and assault histories, yet instead of using his voice to bring healing, hope, or direction, Anderson chooses to bully, embarrass, and shame. His behavior is dangerous, divisive, and unbecoming of the office he holds. As such, I respectfully demand that a formal investigation be launched into his actions both online and off. Councilman Anderson should be sanctioned for behavior unbecoming of a public official. The City of Dover and related commissions reaffirm a zero-tolerance policy on harassment, bullying, and public defamation by elected leaders.*

Ms. Palmer stated that council needs to be truthful, transparent, and listen. She noted that if council does not do the work, their title means nothing. She stated, for the record, that she did not want Mr. Anderson to come to her Facebook page and expressed relief that she had been blocked. She warned Mr. Anderson that he was “walking in danger,” and emphasized that it was not a threat.

Pastor Sheila Lomax, of 101 South New Street, expressed concern that the community needed to come together and do what was right instead of engaging in conflict. She emphasized that everyone has room for improvement and that the city needs healing. Pastor Lomax offered a heartfelt prayer, asking for heavenly guidance, healing for broken hearts, and open minds. She prayed for unity and the ability for people to come together and reason, even in disagreement. She acknowledged the pain of those who have lost children. She asked for God’s protection and guidance, emphasizing the urgency of the times, the need to speak truth, and to come together.



Chelle Paul, 501 Silverside Drive, spoke on behalf of Holy Trinity AME Church, expressed gratitude to all the council members who donated to the Youth Empowerment Event. She specifically acknowledged and thanked Dr. Sudler, Mr. Rocha, Mr. Lewis, Mr. Neil, Ms. Hall, Mr. Boggerty, Dr. Pillsbury, and Mr. Anderson for their support. She noted the event aimed to benefit, empower, and expose youth to new opportunities. While acknowledging council disagreements, she stressed the importance of unity in doing what was right. She urged council members to be honest with the public to avoid creating bigger issues. She emphasized the need for council to engage with the communities they serve, including those experiencing homelessness. She highlighted the importance of trusting the community and the police and stated that, although officers receive top-level training, additional training is needed, beyond diversity and inclusion. That was to address real-world dangers such as gang violence and street crime. She emphasized that police officers must be equipped to handle those situations safely and return home. She concluded by stressing that council must listen to residents to address issues and build a stronger, more connected community.

Daniel Guzman, Sr., a Dover resident and father of the late Daniel Guzman, Jr., who was murdered, shared his journey of turning his life around after a troubled youth and time in jail, choosing to change for the sake of his children and family. He expressed concern about the lack of positive police interaction with children in the community, stating that while some activities were taking place, they appeared to be limited to the council's inner circle. From his perspective, the police are not doing enough to engage with the community. Acknowledging the challenges of being a police officer, he stressed the importance of showing compassion regardless of circumstances. Addressing gun violence, he stated it stems from deeper issues, including the recruitment of youth into gangs and exposure to drugs and firearms. He called on council to go after those recruiting children and criticized them for ignoring those problems until they affect more suburban neighborhoods. He urged the council to act with genuine care and a commitment to making a meaningful difference in saving lives.

Cleveland Wilson, 234 North Kirkwood Street, stated that he was aware there are rich, poor, and privileged individuals. He noted that he can tell which council members care, highlighting Mr. Boggerty as he was listening to individuals on the floor speaking. He emphasized that it was important to him. He added that council needed to talk to residents and gather information. He stated that if council members would honestly help the community, they would always have his vote.

Martha Wright, Dover resident, stated that her son was murdered 71 days ago on May 4<sup>th</sup> at McGlynn's Pub. She shared that she attempted to contact Police Chief Johnson and Mayor Christiansen but was turned away. She stated that she has served the Dover community for 17 years, during which she has cared for and fed children and the homeless. She expressed deep frustration over the handling of her son's murder case. She noted that while one suspect was held on a \$118,000 bond related to two (2) recovered firearms, another was released on unsecured bail without an ankle monitor, allowing him to move freely around Dover. She added that she had encountered her son's killer when she was walking into Dollar General. She shared that the lead detective on her son's case told Victim Services there was no threat and that she and her children were safe. However, she questioned how safety could be assured when she encountered her son's killer at Dollar General. She stated she has received no updates on the case and regularly visits the Dover Police Department to share community information, only to be told, "It



is coming along.” She mentioned a recent meeting with the Attorney General where the police presented evidence, but it was rejected due to the need for more evidence. She pleaded with council to ensure that justice was being served and that the killers were removed from the streets. She pleaded with the council to pursue justice so that the killers would be taken off the street. She also urged the council to seek justice to ensure the killers are taken off the street. She referenced a Facebook post her son had written back in 2020, calling for change, and she shared his post with Dr. Sudler and Mr. Lewis. She stated that those changes never came, and violence has continued to rise. She pleaded for her son's name not to be in vain and urged council to save the children, emphasizing that they are the future. She highlighted that two 22-year-old individuals lost their lives, leaving behind their daughters.

Via WebEx, Dream Johnson, Dover resident, stated that she wanted to address the topic of police officer training. She asked what the protocol was for officer training and suggested that more information be made available to residents so they can know more about the process. She shared an incident involving her neighbor's children, who were in a vehicle that was approached by officers with guns drawn and pointed at them. She acknowledged that police officers have a job to do but emphasized that children deserve to feel safe. She suggested the need for more training and mentioned that some states required police officers to work in correctional facilities before being assigned to patrol duties. She explained that it would help police officers get to know their community and understand who they were interacting with. She suggested that the approach could be something worth looking into.

Responding to Mr. Neil, Dr. Sudler expressed gratitude and publicly thanked him for being amenable to the motion that was made to extend the speaking time for everyone during the open forum.

### **INVOCATION**

The invocation was given by Mayor Robin R. Christiansen.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilwoman Ms. Arndt.

### **ADOPTION OF AGENDA**

**Dr. Sudler moved for adoption of the agenda, seconded by Ms. Arndt, and unanimously carried.**

### **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 requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

**Ms. Arndt moved for adoption of the consent agenda. The motion was seconded by Mr. Rocha and carried by a unanimous roll call vote (Hall absent).**



**PRESENTATION – RECOGNITION OF SERVICE – MICHEAL S. THOLSTRUP – PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE (JUNE 2022-JUNE 2025)**

Mr. Neil stated that the Presentation for Michael S. Tholstrup would be rescheduled.

**ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF JUNE 23, 2025**

The Minutes of the Regular Council Meeting of June 23, 2024, were unanimously approved by a motion of Ms. Arndt moved for adoption of the consent agenda. The motion was seconded by Mr. Rocha and carried by a unanimous roll call vote (Hall absent).

**MONTHLY REPORTS – MAY 2025**

By motion of Ms. Arndt, seconded by Mr. Rocha (Hall absent), the following monthly reports were accepted by consent agenda:

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

**APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY CITY COUNCIL**

By consent agenda, Ms. Arndt moved for approval of the following appointments, seconded by Mr. Rocha and carried a unanimous roll call vote (Hall absent).

**Board of Assessment Appeals – Four-Year Terms to Expire March 2029**

A. William Garfinkel, Accounting, Chair  
 B. John G. Davis, Jr., Undesignated

**FINAL READING PROPOSED ORDINANCE #2025-12 – AMENDING CHAPTER 102 – TAXATION, ARTICLE III – REALTY TRANSFER TAX, SEC. 102-71 – DEFINITIONS AND ARTICLE IV – ABATEMENT OF REAL ESTATE TAXES SEC. 102-113 – QUALIFICATIONS (DAVID S. HUGG, III, CITY MANAGER AND ANN MARIE TOWNSHEND, ROSSI GROUP)**

The First Reading of the Proposed Ordinance #2025-12 was accomplished during the Council Meeting of June 23, 2025. The Ordinance is available at the entrance of the Council Chambers or on the City's website at [www.cityofdover.com](http://www.cityofdover.com) under "Government".

**Dr. Pillsbury moved that the Final Reading of the proposed ordinance be acknowledged by title only, seconded by Mr. Rocha, and unanimously carried (Hall absent).**

Mr. David Hugg, III, City Manager, reviewed Proposed Ordinance #2025-12 – Amending Chapter 102 – Taxation, Article III – Realty Transfer Tax, Sec. 102-71 – Definitions and Article IV – Abatement of Real Estate Taxes Sec. 102-113 – Qualifications.



Responding to Mr. Lewis, Mr. Hugg clarified that the ordinance has already been passed and enacted. The ordinance needed a housekeeping technical amendment to the ordinance since it was adopted.

Responding to Mr. Lewis, Mr. Hugg clarified that the ordinance would benefit all residents in the downtown development district.

**By motion of Mr. Anderson, seconded by Ms. Arndt, Council, by a unanimous roll call vote (Hall absent), adopted Ordinance #2025-12, as follows:**

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

That Chapter 102 - Taxation, Article III - Realty Transfer Tax, Section 102-71 – Definitions, be amended to read as follows:

(3) *First-time homebuyer* means a natural person who has at no time held an interest in residential real estate, wherever located, and which has been occupied as their principal residence, and who intends to occupy the property being conveyed as his principal residence, within 90 days following recordation of the deed. The first-time homebuyer must file an affidavit certifying to his qualifications before the exemption can be granted. In order to alleviate claims for rebate of the transfer tax paid, no rebate shall be made once the deed for the transaction has been recorded. First-time homebuyers submitting a false affidavit in any respect, which would entitle them to the exemption, shall be subject to payment of the unpaid transfer tax, plus interest at the rate of one and one-half percent per month and, upon direction by the council, referral to the attorney general of the state for criminal prosecution. This subsection shall apply to all real estate settlements held on or after January 2, 2000. First-time homebuyers are exempt from the transfer tax as provided herein. The first-time homebuyer exemption shall apply to the seller of property that qualifies for the first-time buyer exemption but only for property located within the downtown development district defined in Appendix C. Council shall have the right to deny this exemption to any property owner where the sale and purchase appears to be done fraudulently to take advantage of the realty transfer tax exemption ordinance.

**BE IT FURTHER ORDAINED:**

That Chapter 102 - Taxation, Article IV - Abatement of Real Estate Taxes, Section 102-113 - Qualifications, be amended as by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

(d) Any persons purchasing residential real property in which they will reside within the downtown development district defined in Appendix C shall be given tax relief from the payment of real estate taxes in the following manner: first year of ownership, total tax abatement; second year of ownership, 75 percent tax abatement; third year of ownership, 50 percent tax abatement; fourth year of ownership, 25 percent tax abatement; fifth year of ownership, no tax abatement. Provided however that the homeowner is required to occupy the home as their principal place of residence during the entire time that the taxes



are abated and if the property ceases to be their principal place of residence at any time during the four-year period of abatement, then they shall lose their right of abatement and shall be required to pay immediately all taxes abated up to the time that the home ceases to be their principal residence. In order to obtain the tax abatement, the homeowner must make application by affidavit submitted to the city assessor, city manager or his/her designee, or contractor showing qualification for the abatement and each year thereafter, submit a similar affidavit showing their continued right to the abatement. If qualification for the abatement ceases within the four-year period of abatement the homeowner is required to notify the city assessor, city manager or his/her designee, or contractor of the lack of qualification for the abatement and within 90 days from the date the qualification ceases, pay all taxes abated in the past.

ADOPTED: July 14, 2025

### **CITY MANAGER'S ANNOUNCEMENTS**

Mr. Hugg had no announcements.

### **MAYOR'S ANNOUNCEMENTS**

Mayor Christiansen had no announcements.

### **COUNCIL MEMBERS' ANNOUNCEMENTS**

Dr. Sudler made a motion to instruct staff to perform a cost analysis for mobile lighting and/or mobile lighting with a camera to be placed in the field, featuring dimmed lighting, near Dover East Trailer Park and Barrister's Place. The motion was seconded by Mr. Lewis.

Responding to Mr. Neil, Mr. Paul Waddell, Electric Director, stated that the smart lighting was only in the high-priority zone in the downtown area. They cannot plug any of the smart lighting adapters into those lights that are down there. It was all in the pins where the photocells go. He explained that they would need to purchase new light heads and then put them into the system if council wanted to go that route.

Responding to Mr. Neil, Mr. Waddell clarified that the proposed \$3 million for the city did not include smart lighting. The intention was only to have the smart lighting downtown on a trial basis.

Responding to Mr. Neil, Mr. Waddell explained that they were going to replace all the Light Emitting Diode (LED) lights around the rest of the city, so they could spread that expense out slightly. The security lights and the roadway lights, which are on the arms, are completed. The next step was to do the post-op lights, which were in most of the neighborhoods.

Responding to Mr. Neil, Mr. Waddell stated that Dr. Sudler was referring to a light trailer, not the type of system that would have to be set up. That was based on what the staff came back with from the motion. He described the light trailer as a light all, something that they just put out there, and it is either battery power, gas-powered, or plugged into something. He referred back to Dr. Sudler, believing that he was not talking about any type of floodlights that they would maintain.



Responding to Mr. Rocha, Mr. Waddell clarified that there is a way to prioritize some of the discussed areas to install Light Emitting Diode (LED) lighting in those neighborhoods. He stated that he included LED lighting in his budget. He explained that before starting the large-scale LED light replacement, they identified issues with lights that did not meet standards. The LED lights were rotten, damaged, and the light heads were dilapidated. He noted that they would go through and address these issues on a development-by-development basis. With previous city leadership, they decided to abandon that approach and replace the LED lights throughout the entire city. He said this was the initial phase, focusing on the high-priority downtown area, with plans to test smart lighting. Instead of trying to upgrade different sections with mixed types of lights, they planned to start with security lights, then move on to roadways, and finally address post-top lights, which comprised 65% of all city lights. He mentioned that this would require a significant amount of money and would be spread over two years. Although he does not have a specific budget for a complete replacement, they are replacing lights as they fail through attrition, using LED fixtures since they no longer stock conventional lights. He also noted that residents might see LED lights in some subdivisions, while other areas still have old halogen or mercury vapor lights.

Responding to Mr. Rocha, Mr. Waddell stated he would need to get more information about who is responsible for the lights at the Dover Housing Authority properties and Manchester Square. He noted that if they do replace those lights, he was aware that over by River Road, right across the family court, they do maintain those lights. There was an agreement with Delaware Family Housing, and they maintain some lights. He explained that if you drive through that area, residents will see duplicate lights, and some lights never turn on, and then, those lights that are on are the ones that have been abandoned.

Responding to Mr. Rocha, Mr. Waddell clarified that they do not have a Portable Light All Lighting System. All the ones that they have would be mounted on their trucks that they use, such as when they need to replace a light. The Grounds Department or Parks and Recreation Department may have a Portable Light All Lighting Systems. He also mentioned that Dover Rental and United Rental have a Portable Light All Lighting System. He emphasized that Portable Light All Lighting Systems can be obtained. He is unsure of the ability of the other Dover entities that may have a Portable Light All Lighting System.

Responding to Mr. Waddell, Mr. Boggerty stated that he supported the decision to figure out levels of lighting, but the Portable Light All Lighting System could be a disturbance for some residents due to the level of noise, the responsibility of maintaining it to turn it off and on, and the amount of fuel they burn. He suggested that those concerns be considered. He also mentioned that continuously running those systems can get a bit costly for maintenance and upkeep.

Responding to Mr. Boggerty, Mr. Waddell stated that he would need to look at the electric feed that is out in Barrister's Place and Dover East Trailer Park. He suggested that they could put a pole in that area, and then it would be permanent. He noted that they would put it on a photocell and see where the feeds were and how difficult or easy it was to put the photocell in there.

Responding to Mr. Waddell, Dr. Sudler clarified that the location would be around the northeast corner, where the open field and vegetation that runs along Dover East Trailer Park.



Responding to Dr. Sudler, Mr. Waddell was unsure of the lighting map at the moment of where it was and how difficult it may be to tap something off and run it up a pole.

Responding to Mr. Waddell, Dr. Sudler stated that they would need to come up with something quickly that all of council can be amenable to. When it comes to safety and considering the cost, but at the same time, he chooses safety over cost.

Mr. Lewis updated council on what he has been doing with Mr. Waddell and his staff. He stated that he had Mr. Waddell and his staff repair all non-functioning lights at Barrister Place and previously repaired the lines last year along Stoney Creek Barrister Place. As council was aware, he emphasized that he actively patrols his neighborhoods in the Second District and takes notes of the streetlights that are out. He explained that Ms. Duca and Mr. Hugg were included in an email regarding the lighting mechanism previously discussed by Dr. Sudler. Ms. Duca had contacted Mr. Novak to check if it was available in the Public Works Department. He stated that he was still waiting for a response from Ms. Duca. He also mentioned that they were exploring the possibility of obtaining an apparatus from the Public Works Department temporarily until they can get permanent lighting out in the field due to the area being very dark. The victim's mother had raised lighting concerns with him, requesting that some form of lighting be installed in the area because it was pitch black. He emphasized that he had been trying to get cameras installed over the past two (2) years, as everyone was aware. He noted that he had visited Barrister Place and observed that the camera installation was underway but not yet completed. From his understanding, there were issues with the wiring and the cable, but those were being addressed. He stated that he had been in contact with Ms. Duca about the cameras and had asked her about placing a camera in the alleyway. He noted that the cameras were initially requested in 2023 for the alleyway of Stoney Creek, which runs alongside Barrister Place. He also mentioned that the site was currently experiencing illegal dumping.

Responding to Mr. Hugg, Mr. Lewis stated that one (1) camera was located in the heart of Barrister Place, at the cul-de-sac, and the other camera was positioned at the exit of Barrister Place on South Little Creek. He noted that the two (2) cameras were currently in the process of being installed. He mentioned that those were not the cameras he had requested. He had specifically requested a camera to be placed in the alleyway of Stoney Creek, which would have captured part of Barrister Place. He explained that he had sent several emails, which he could share, and noted that he was copied on those emails. He emphasized his frustration with the situation, stating that Barrister Place had been waiting for the cameras to be installed, which could have provided additional coverage. He requested a follow-up on the status and asked to be informed.

Responding to Mr. Lewis, Mr. Hugg stated that it would not be a significant task to put a permanent light fixture in Barrister Place once they determine where the power is. He suggested that they go ahead and get a permanent light fixture, rather than worry about trying to get temporary lighting. Mr. Hugg noted that it would be a better solution.

Responding to Mr. Hugg, Mr. Waddell clarified that he would begin working on the matter the next day.



Mr. Waddell stated that, regarding the camera, the fiber team was scheduled to go out to Barrister Place the following morning to make the final connections. That was based on what he was told on Friday, July 11<sup>th</sup>. He was hopeful that the cameras would be active between Tuesday, July 15<sup>th</sup>, and Wednesday, July 16<sup>th</sup>. However, he was unsure when the installation process would be completed and when everything would be configured on the Digital Video Recorder (DVR) side.

Responding to Mr. Waddell, Mr. Lewis expressed gratitude, stating that this was long overdue.

Responding to Dr. Sudler, Mr. Waddell clarified that he could provide an answer the following day regarding how long the process would take to install the cameras and install a permanent light fixture.

Dr. Sudler stated that he would rescind his motion following the discussion and information provided by Mr. Lewis, as well as the points of interest of Mr. Boggerty, if Mr. Lewis was willing to rescind his second.

Dr. Sudler rescinded his motion based on the discussion and the information rendered by Mr. Lewis, as well as the points of interest of Mr. Boggerty. Mr. Lewis then rescinded his second.

Responding to Mr. Waddell, Mr. Lewis stated that the adjacent community, where the field was divided between Barrister Place and Dover Estates, had been supportive of adding lighting in the field. He mentioned that he had been in contact with the residents, who expressed their amenability during a community meeting held two (2) weeks ago. He noted that there should not be any issues with the lighting shining into residents' windows or causing disturbances, as the adjacent community wanted the safety mechanisms that Barrister Place was seeking.

Responding to Mr. Lewis, Mr. Waddell suggested installing one (1) of their roadway lights in Barrister Place, which is a 400-watt equivalent. He mentioned that those lights are already installed on Route 13 and are designed to cast a long downward path without projecting light to the sides. He noted that those lights are called "dark sky" lights, meaning they emit minimal light outward. Instead, the light is directed downward, which should effectively light up a good portion of the area.

Mr. Anderson expressed gratitude for the updates provided and noted that council members had been inquiring about their progress. He requested that council receive weekly updates until the matter is completed. He explained that regular updates are important, so council can stay informed and respond to the frequent questions they receive from constituents. The second item that he addressed was informing the public about the Dover Hope Zone's Hope Streets program, held on Wednesday evenings during the summer from 6:00 p.m. to 7:30 p.m. He explained that it was a free community initiative focused on violence prevention through promoting fitness, wellness, and community engagement particularly aimed at youth, under the theme #SpreadHope. The event flyer was available on both the City of Dover's Facebook page and his own Facebook page. He noted that the upcoming Hope Streets program events would take place adjacent to the People's Church on July 16<sup>th</sup>, at the Green Beret Project on July 23<sup>rd</sup>, and at the Whatcoat Village Apartments Playground on July 30<sup>th</sup>. He also mentioned that there were additional locations planned for future Hope Streets program events, which he would announce



at a later meeting date. He noted that there were several events and opportunities available in the city, and he encouraged individuals to take advantage of them. He emphasized the importance of involving the youth in those activities as a way to keep them out of trouble. He added that the People's Community Center offers a wonderful youth program, along with other locations such as the Sankofa Cultural Arts Center and the Green Beret Project. He noted that there is a lot happening in the city because many individuals genuinely care, including every member of City Council. He emphasized that council members are deeply committed to the community, dedicating their time, effort, and even their own money. He added that the commitment extends to Mayor Christiansen, the city staff, and members of council, all of whom have a genuine heart for the residents of Dover.

Mr. Rocha stated that on August 9th at 6:00 p.m., the Central Delaware National Association for the Advancement of Colored People (NAACP) will be hosting a Freedom Fund Banquet with the theme "Boots on the Ground." He also mentioned that also on Saturday, August 9th, from 10:00 a.m. to 2:00 p.m., there would be a back-to-school event at Booker T. Elementary.

Mr. Neil stated that the library offers great activities and programs for children of all ages that are worthwhile and easily accessible. He also noted that NASCAR is taking place this upcoming weekend, so traffic is expected to be heavy through Thursday, July 17<sup>th</sup>, through Sunday, July 20<sup>th</sup>, due to it being a large national event.

The meeting adjourned at 8:27 p.m.

ANDRIA BENNETT  
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by the City Council during their Regular Meeting of July 14, 2025, are hereby approved.

ROBIN R. CHRISTIANSEN  
MAYOR



## COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on July 15, 2025, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Ms. Arndt, Mr. Boggerty, Ms. Hall, Mr. Lewis (arrived at 6:06 p.m.), Dr. Pillsbury, and Dr. Sudler. Mr. Rocha was absent. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Garfinkel (via WebEx) and Mr. Shevock (*Legislative, Finance, and Administration*).

### **ADOPTION OF AGENDA**

**Dr. Sudler moved for adoption of the agenda, seconded by Dr. Pillsbury and unanimously carried.**

### **Council Reports – June 2025**

#### First District

Dr. Pillsbury reported attending the Fourth of July Parade and the City of Dover Police Department Virtra Training System demonstration. She explained that it was a remarkable system, and she believed it would help in training officers.

Mr. Rocha was absent; no report was given.

#### Second District

Ms. Hall reported attending the Fourth of July Parade and the City of Dover Police Department's Virtra Training System demonstration. She also spoke with several constituents regarding ongoing complaints surrounding Barrister Place. She explained that potential solutions have been identified to address the fencing issue, clarify the city's right-of-way, and fulfill the promises made to the concerned residents. Additionally, Ms. Hall shared that she has identified a possible method to generate revenue for the city without placing additional financial burdens on the taxpayers.

Mr. Lewis reported overseeing the completed paving project on Elm Terrace, which he and the local residents had been anticipating for several months. He noted that he had received numerous complaints about vehicle damage being caused by a large ditch at the end of the road. With support from Sharon Duca, Assistant City Manager, and the Public Works Department, the project was completed, the ditch was leveled, and the resident's expressed satisfaction. Mr. Lewis also addressed constituent concerns about rising utility bills and ongoing frustrations related to Barrister Place, noting that many residents are upset with both the police and elected officials. He reported assisting Clearview Meadows with the completion of their Neighborhood Watch Program, which is expected to be finalized soon. He concluded by emphasizing the widespread discontent among residents regarding local elected officials and law enforcement.

#### Third District

Ms. Arndt reported attending many of the same events as her colleagues. She shared that a constituent had reached out to inform her that the new principal of the soon-to-be Central Elementary School (formerly Central Middle School) was interested in connecting with the neighborhood to establish a line of communication. This outreach led the constituent to express



interest in reestablishing the neighborhood association, which has been dormant for the past few years. Ms. Arndt also reported that the link downtown would be returning with a broader scope. This, in turn, raised the question of whether there is an updated list of neighborhood associations within Dover. She stated she would be willing to work with the City Clerk's Office to update the list, as she felt it would be a valuable tool for sharing information about programs and volunteer opportunities, helping neighborhoods come together and support one another.

#### Fourth District

Mr. Anderson reported addressing several constituent concerns and expressed his appreciation to city staff for their timely responses. He thanked Mr. Jason Lyon for his diligence in investigating a significant issue on Cecil Street involving the water and sewer lines. Mr. Anderson noted that he had received inquiries regarding the Neighborhood Watch Fund and emphasized the importance of moving forward with its implementation. He also attended the Fourth of July Parade and extended his gratitude to the Fourth of July Committee, stating that this year's fireworks display was the best yet. He explained that he is looking forward to positive things for the 250<sup>th</sup> Celebration.

Dr. Sudler reported attending the Fourth of July Celebration on Legislative Mall and noted that the fireworks were amazing. He also shared that he had been meeting with family members of the victims of gun violence in the community to hear their concerns, give them condolences, and look at what can be done in the future to prevent gang activity with the youth in the community. Additionally, Dr. Sudler reported working in collaboration with the mayor to secure Housing Choice Vouchers (HCV) to help address housing-related concerns in the community.

#### At-Large

Mr. Boggerty reported attending the Fourth of July Parade and fireworks. He shared that he met with the Chief of Police to review the viral video that had been circulating, in order to understand the incident and identify opportunities for improvement. Mr. Boggerty also commended a city employee named Sean, who was seen at 6:00 a.m. walking along Loockerman Street, picking up trash and cleaning the area. He explained that it was hot and muggy that day, and there are more employees like Sean who represent Dover. He acknowledged their heart and dedication to the area they serve and the city. He expressed his gratitude to all the city employees. He attended the Capital Green Community Day to show support for residents closely connected to the area, particularly in light of the tragic incident that occurred there last year. He emphasized the importance of supporting positive community efforts and concluded by noting it had been a very busy month, during which he engaged with numerous constituents.

#### Council President Neil

Council President Neil reported attending the African American Festival and the Fourth of July Parade. After the Barrister Place shooting, he organized a meeting at Manchester Square, with Dover Housing Authority (DHA) staff, Chief Johnson, and two of his staff. He also reviewed the full camera footage of the car reported stolen by the New York Police, which was stopped by Dover Police along with Mr. Boggerty, Mr. Rocha, and Mr. Anderson. Mr. Neil reported attending the Habitat for Humanity Ceremony at 223 South Cecil Street and a meeting with the mayor, Mr. Anderson, and the Kent County Economic Partnership (KEP) to discuss potential economic development. He was a guest speaker along with State Senator Eric Buckson at the James H.



Groves Adult High School graduation at Del-Tech. He attended a library board meeting along with the City of Dover Police Department Virtra Training System demonstration. He reported receiving a complaint regarding a food truck illegally parked on North New Street with lots of trash around it. He thanked Eddie Kopp for acting immediately in addressing the issue. He drafted a column for the July edition of the Modern Maturity Center Bulletin that was set up originally by Mr. Anderson. He asked Mr. Rocha to draft a column on the new Efficiency Smart Program for the August edition and Ms. Arndt to draft a column on Parks and Recreation for the September edition. He reported drafting commentary on the police department, which was published in the Delaware State News, where an organization has tried to paint the city council and police department in a bad light. He attended the Construction and Property Maintenance Code Board of Appeals meeting in June along with Mr. Boggerty and Mr. Rocha. He received a written letter from a Nimitz Road homeowner expressing traffic complaints and problems with a student during the school year. He shared her letter with Chief Johnson and the Capital School District Superintendent. On behalf of Ms. Arndt and himself, he sent a Third District alert to the civic leaders. He reported exchanging emails with the Mayor of Little Creek the morning after the budget was passed concerning the electric rate increases. He addressed emails from a constituent on group homes and thanked Eddie Kopp for his help in addressing the concerns as well. Lastly, he consulted with the new president of the Delaware Manufactured Homeowners Association at her request and published a four-page newsletter for Wild Meadows Homeowners Association at the request of the president.

### **LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE**

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

#### **Adoption of Agenda**

**Ms. Hall moved for adoption of the agenda, seconded by Mr. Shevock and unanimously carried.**

#### **Evaluation of Proposals – Boggs Drive Drainage Improvement Engineering Support (Jason Lyon, Water/Wastewater Director)**

Mr. Jason Lyon, Water/Wastewater Director, reviewed the background and analysis regarding the Evaluation of Proposal for the Boggs Drive Drainage Improvement Engineering Support.

Staff recommended awarding the contract to Verdantas for the Boggs Drive Drainage Improvement Engineering Support, RFP #25-0022WW, for the amount of \$67,600.

**Ms. Arndt moved to recommend approving the staff recommendation to award the contract to Verdantas. The motion was seconded by Ms. Hall and unanimously carried.**

**Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 6:26 p.m.**

Mr. Johnathan Flamer, 514 S. Greenberry Lane, Dover, Delaware, questioned the PowerPoint presentation from the previous Monday in relation to electricity usage. He asked what the estimated average home usage of electricity was. He stated that they explained that the average home would only increase by twenty to thirty dollars. After looking at the number they presented



and looking at his own home, his usage is almost three times lower than what the average house was using in the presentation. He explained that he asked Dr. Sudler to look into what housing developments they were looking at when they came up with the projected numbers for the increases that had been scheduled to begin on the first of August for the residential areas.

Responding to Mr. Flamer, Mr. Neil stated that he would have to take Mr. Flamers question back to the experts of that department and report back with an answer. He also mentioned the new Efficiency Smart Program that will be featured in the Modern Maturity Center Bulletin. He stated that they will come in and directly help Mr. Flamer because the more he saves, the less the city must pay to get the electricity to his home.

**Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 6:31 p.m.**

Fred A. Neil  
Council President



**City of Dover**  
**Capital Investment Plan and Project Status Report**  
**As of June 30, 2025**  
**4th Quarter FY25 - PRELIMINARY**

**Points to Remember**

- \* Includes Project Carry-Forward Budget Amendment Ordinance # 2025-02 (approved by Council on 2/10/25).
- \* Original Project Budget = Original Total Project Budget initially included in approved annual budget.
- \* Latest Project Budget = Revised Total Project Budget included in most recent approved annual budget or one of the following:  
bond resolution, revolving fund loan agreement, Council approved budget amendment, or City Manager approved amendment as per the Budget Amendment Procedure.
- \* Actual Expenditure/Expense totals are subject to change, due to delays to the month-end closing process.
- \* Water Quality, Inflow/Infiltration, Distribution Upgrades, and New Development projects are budgeted as a blanket project, and once individual projects are identified and estimated, they are created using an allocation of the overall budgeted amount.

Current Year Budget Funding Sources	Governmental	Community Transportation	Police Grants Federal	Police Grants State	ARPA	Water	Wastewater	Sanitation	Electric	Total CIP
Budget Balance	\$ 8,463,200	\$ 346,300	\$ -	\$ -	\$ 5,110,900	\$ 1,900,100	\$ 767,900	\$ 207,000	\$ 33,165,000	\$ 49,960,400
Line of Credit (Heavy Duty Vehicles)	811,400							245,000		1,056,400
Miscellaneous Receipts	20,000									20,000
General Billings for Reimbursement of Expense									1,000,000	1,000,000
Federal Grants			752,000							752,000
State Grants	2,493,900	521,900		405,000		2,009,000	354,000			5,783,800
Transfer from Water/WW Impact Fee Reserve							7,200			7,200
Transfer from Water/Wastewater Oper. Fund						503,000	1,329,900			1,832,900
Transfer from General Fund	4,617,600									4,617,600
Sanitation Services								739,000		739,000
Transfer from Lodging Tax	500,000									500,000
Transfer from Capital Asset Reserve	220,000									220,000
Transfer from Future Capacity Reserves									2,000,000	2,000,000
Interest Income						50,000	20,000			70,000
<b>Total Funding Sources</b>	<b>\$ 17,126,100</b>	<b>\$ 868,200</b>	<b>\$ 752,000</b>	<b>\$ 405,000</b>	<b>\$ 5,110,900</b>	<b>\$ 4,462,100</b>	<b>\$ 2,479,000</b>	<b>\$ 1,191,000</b>	<b>\$ 36,165,000</b>	<b>\$ 68,559,300</b>



**PROJECT STATUS REPORT - GENERAL FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR				
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	<b>Fire Department</b>	<b>11-14-99-</b>								
FR1800	Annual Contribution for Engine 5	54025	\$ 777,000	\$ 777,000	\$ 381,886	\$ 77,700	\$ 77,700	\$ 77,672	\$ 28	Paying monthly
FR2000	Annual Contribution for Squad #1 (Rescue)	54025	956,000	834,000	291,714	83,400	83,400	83,347	53	Paying monthly
FR2200	Annual Contribution for Engine 1	54025	770,000	852,200	246,322	123,200	123,200	123,161	39	Paying monthly
FR2400	Tower Ladder 2	54025	1,623,600	1,623,600	377,169	282,300	330,100	331,930	(1,830)	Paying monthly
---	Portable Command Post	54025	7,950	7,950	7,950	-	-	7,950	(7,950)	DelDOT agreement #22-P-PROG-56
CT2256	Traffic Safety Vehicles	54025						624	(624)	DelDOT agreement #22-P-PROG-56
	<b>Total Fire Department</b>		<b>\$ 4,134,550</b>	<b>\$ 4,094,750</b>	<b>\$ 1,305,041</b>	<b>\$ 566,600</b>	<b>\$ 614,400</b>	<b>\$ 624,683</b>	<b>\$ (10,283)</b>	
	<b>Police</b>	<b>11-17-00-</b>								
---	Misc Automobiles	54022				\$ 831,600	\$ 1,694,900	\$ 1,383,886	\$ 311,014	
PD2301	Police Officer Body Worn Cameras & Tasers	54031	\$ 876,400	\$ 903,000	\$ 582,133	229,500	229,500	229,476	24	Ongoing
PD2302	Axon In-car Cameras	54031	368,000	368,600	-	18,100	18,100	-	18,100	Completed
PD2501	Police Property Security Fencing	54031	36,100	36,100	-	215,800	215,800	-	215,800	Ongoing
PD2502	Police Department Academy 2nd Floor HVAC	54031	193,100	7,900	249,850	193,100	193,100	249,850	(56,750)	Ongoing
	<b>Total Police</b>		<b>\$ 1,473,600</b>	<b>\$ 1,315,600</b>	<b>\$ 831,983</b>	<b>\$ 1,488,100</b>	<b>\$ 2,351,400</b>	<b>\$ 1,863,212</b>	<b>\$ 488,188</b>	
	<b>Streets</b>	<b>12-18-35-</b>								
---	Trucks	54023				\$ 215,000	\$ 738,400	\$ 191,954	\$ 546,446	Veh #322 received
---	Misc. Equipment	54025				180,800	173,300	146,916	26,384	Hot Box Trailer #393 & Roller #307 received
ST2003	Meeting House Branch	54030	\$ 1,115,600	\$ 266,000	\$ 79,159	-	266,000	\$79,158.73	186,841	Design Ongoing
ST2101	2021 Street & Alley Prog-N Bradford St	54031	500,000	1,115,600	774,430	-	807,800	774,430	33,370	Complete, awaiting final invoice
ST2201	2022 Street & Alley Prog-N Bradford St	54031	344,500	344,500	591,134	-	344,500	295,567	48,933	Complete, awaiting final invoice
ST2302	FY23 Street Program	54031	1,102,700	-	976,531	-	623,100	496,919	126,181	Complete
ST2501	Street, Concrete, and Alley Program	54030	500,000	1,115,600	-	-	-	-	-	Project Cancelled for FY25
ST2502	Community Signs	54031	60,000	20,000	20,000	20,000	20,000	20,000	0	Complete
	<b>Total Streets</b>		<b>\$ 3,622,800</b>	<b>\$ 2,861,700</b>	<b>\$ 2,441,254</b>	<b>\$ 415,800</b>	<b>\$ 2,973,100</b>	<b>\$ 2,004,945</b>	<b>\$ 968,155</b>	
	<b>Grounds</b>	<b>12-18-51-</b>								
---	Trucks	54023				\$ 80,000	\$ 80,000	70,806	\$ 9,194	Truck being assembled at Dealer
	<b>Total Grounds</b>					<b>\$ 80,000</b>	<b>\$ 80,000</b>	<b>\$ 70,806</b>	<b>\$ 9,194</b>	
	<b>Stormwater</b>	<b>12-18-60-</b>								
---	Trucks	54023				\$ -	\$ 295,500	\$ 287,326	\$ 8,174	Leaf truck #363 received
SW2204	East Lake Garden Basin Improvements	54030	\$ 580,000	\$ -	\$ 44,500	-	-	-	-	
SW2206	MS4 Inventory/Inspection & Green Technology	54031	43,600	200,000	43,519	100,000	200,000	52,354	147,646	Data collection is complete for FY25
SW2303	Persimmon Park Place Drainage Basin Impr.	54031	1,200,000	1,200,000	646	-	1,200,000	-	1,200,000	Project awarded, awaiting start date-late summer
SW2305	FY23 Misc. Emergency Storm Sewer Repairs	54031	350,000	387,300	634,137	-	387,300	311,017	76,283	
SW2401	FY24 Misc. Emergency Storm Sewer Repairs	54031	88,000	88,000	87,825	-	88,000	87,825	175	
SW2407	Water Street Flooding Design	54031	-	25,300	23,000	-	25,300	23,000	2,300	Project 95% complete
SW2501	FY25 Misc. Emergency Storm Sewer Repairs	54031	490,000	94,000	66,150	94,000	94,000	66,150	27,850	An emergency repair is in progress



**PROJECT STATUS REPORT - GENERAL FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR				
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	<b>Stormwater (continued)</b>									
SW2502	Meeting House Branch Drainage Improvements	54031	14,400,000	1,250,000	-	1,250,000	1,250,000	-	1,250,000	Design ongoing
SW2503	West Street Flooding Improvements	54031	800,000	125,000	-	125,000	125,000	-	125,000	Project cancelled
SW2505	The Greens of Dover/Lamplighter Ln SW Improv.	54031	150,000	25,000	19,592	25,000	25,000	19,592	5,408	Complete
SW2506	Lynnhaven Drive Flooding Improvements	54031	155,000	25,000	22,800	25,000	25,000	22,800	2,200	Complete
SW2409/SW2507	Downtown Dover Upgrades - Stormwater	54031	245,000	276,000	3,916	245,000	276,000	3,916	272,084	30% Design Completed
SW2508	White Oak Ditch	54031	85,000	85,000	-	85,000	85,000	-	85,000	Moved to FY26 due to quotes exceeding budget
SW2509	Vehicle Pole Barn	54031	300,000	290,000	-	300,000	290,000	-	290,000	Moved to FY27
	<b>TOTAL STORMWATER FUND</b>		<b>\$ 18,306,600</b>	<b>\$ 4,070,600</b>	<b>\$ 901,583</b>	<b>\$ 2,249,000</b>	<b>\$ 4,366,100</b>	<b>\$ 873,979</b>	<b>\$ 3,492,121</b>	
	<b>Parks &amp; Recreation</b>	<b>13-15-12-</b>								
---	<b>Other Equipment</b>	54025				\$ 60,000	\$ 60,000	\$60,000	\$ -	Chipper #587 received
PR2300	Dover Park Splash Pad	54031	\$ 200,000	\$ 441,600	\$ 187,801	-	441,600	186,651	254,950	To be completed by 7/31
PR2301	Dover Park Building	54031					245,400	188,929	56,471	To be completed by 7/31
PR2401	Dover Park ADA Playground	54031	800,000	182,800	623,563	-	182,800	4,500	178,300	Seeking funding/contractor for site work
PR2502	Schutte Park Skate Park	54031	1,100,000	1,100,000	21,610	1,100,000	1,100,000	21,610	1,078,390	Working with Engineer on plans
	<b>Total Parks &amp; Recreation</b>		<b>\$ 2,100,000</b>	<b>\$ 1,724,400</b>	<b>\$ 832,974</b>	<b>\$ 1,160,000</b>	<b>\$ 2,029,800</b>	<b>\$ 461,689</b>	<b>\$ 1,568,110</b>	
	<b>Procurement/Inventory</b>	<b>15-27-99-</b>								
---	<b>Other Equipment</b>	54025				\$ -	\$ 70,000	\$ 69,802	\$ 198	Forklift #120 received
CS2501	Warehouse Flat Roof Replacement	54031	\$ 220,000	\$ 220,000	\$ 139,900	220,000	220,000	139,900	80,100	Complete
CS2502	Fuel Pump Island Upgrade	54031	600,000	683,000	-	600,000	683,000	-	683,000	Project moved to FY26
	<b>Total Procurement/Inventory</b>		<b>\$ 820,000</b>	<b>\$ 903,000</b>	<b>\$ 139,900</b>	<b>\$ 820,000</b>	<b>\$ 973,000</b>	<b>\$ 209,702</b>	<b>\$ 763,298</b>	
	<b>Fleet Maintenance</b>	<b>15-28-99</b>								
---	<b>Other Equipment</b>	54025				\$ -	\$ -	398	(398)	Parts received - EV grant
	<b>Total Fleet Maintenance</b>					<b>\$ -</b>	<b>\$ -</b>	<b>\$ 398</b>	<b>\$ (398)</b>	
	<b>Information Technology</b>	<b>16-22-99-</b>								
IT2404	Replace 3 servers	54028	\$ 42,000	\$ 33,700	\$ 8,854	\$ -	\$ 33,700	580	\$ 33,120	To be paid out monthly for the next 4 years. Purchased and in service Switches purchased and being paid off Waiting for quote from vendor \$7,000 in grant funding
IT2406	Barracuda Backup	54028	40,000	22,400	13,611	-	22,400	13,611	8,789	
IT2503	Server/San Replacement	54028	40,000	37,500		40,000	37,500	36,463	1,037	
IT2504	Replacement of Cisco Switches	54028	12,000	12,000	38,503	12,000	12,000	20,906	(8,906)	
IT2506	Rewiring City Hall Internet Cable	54028	60,000	60,000	14,553	60,000	60,000	-	60,000	
IT2507	Reed Street Network Reconfiguration	54028	-	6,600	30,034	-	6,600	12,438	(5,838)	
	<b>Total Information Technology</b>		<b>\$ 194,000</b>	<b>\$ 172,200</b>	<b>\$ 75,521</b>	<b>\$ 112,000</b>	<b>\$ 172,200</b>	<b>\$ 83,999</b>	<b>\$ 88,201</b>	
	<b>TOTAL GENERAL FUND</b>		<b>\$ 30,651,550</b>	<b>\$ 15,142,250</b>	<b>\$ 6,528,256</b>	<b>\$ 6,891,500</b>	<b>\$ 13,560,000</b>	<b>\$ 6,193,412</b>	<b>\$ 7,366,588</b>	



**PROJECT STATUS REPORT - COMMUNITY TRANSPORTATION FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	Community Transportation - 203-12-99								
CT2322	Dover Little League	\$ 221,400	\$ 336,600	\$ 296,316	\$ 40,000	\$ 336,600	\$ 296,316	\$ 40,284	Complete
CT2533	Boggs Drive/Kerbin Street	162,300	162,300	49,976	-	162,300	49,976	112,324	Kerbin St Complete, Boggs CCW
	C/F for past projects; to be repurposed				-	23,000	-	23,000	July
<b>TOTAL COMMUNITY TRANSPORTATION FUND</b>		<b>\$ 383,700</b>	<b>\$ 498,900</b>	<b>\$ 346,292</b>	<b>\$ 40,000</b>	<b>\$ 521,900</b>	<b>\$ 346,292</b>	<b>\$ 175,608</b>	



**PROJECT STATUS REPORT - POLICE FEDERAL GRANTS**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

Project Code	Item	PAST, CURRENT & FUTURE BUDGETS			CURRENT FISCAL YEAR				Status
		Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	
	<b>Federal Police Grants - 207-11-17-33</b>								
GM2312 - Line 3	Fibre Optic Upgrade	\$ -	\$ 94,200	\$ 94,126	\$ -	\$ 94,200	\$ 94,126	\$ 74	Expected completion by 12/31/25.
G2310 - Equip	License Plate Reader Cameras	171,890	211,300	245,048	-	211,300	211,309	(9)	
<b>TOTAL FEDERAL POLICE GRANTS</b>		<b>\$ 171,890</b>	<b>\$ 305,500</b>	<b>\$ 339,174</b>	<b>\$ -</b>	<b>\$ 305,500</b>	<b>\$ 305,435</b>	<b>\$ 65</b>	



**PROJECT STATUS REPORT - POLICE STATE GRANTS**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	<b>State Police Grants - 209-11-17-32</b>								
G2404	Night Vision Equipment	\$ -	\$ 45,800	\$ 32,997	\$ -	\$ 45,800	\$ 32,997	\$ 12,803	Received
GS2501	Backup Tape Library System	30,000	30,000	29,969	30,000	30,000	29,969	32	Complete
GM2501	Virtual Reality Simulation System	305,700	305,700	305,701	305,700	305,700	305,701	(1)	
<b>TOTAL STATE POLICE GRANTS</b>		<b>\$ 335,700</b>	<b>\$ 381,500</b>	<b>\$ 368,667</b>	<b>\$ 335,700</b>	<b>\$ 381,500</b>	<b>\$ 368,667</b>	<b>\$ 12,833</b>	

**PROJECT STATUS REPORT - ARPA FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Previous Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
ST2301	FY23 Street, Concrete, and Alley Program	\$ 1,200,000	\$ 1,401,000	\$ 919,714	\$ 1,401,000	\$ 1,401,000	\$ -	\$ 1,401,000	Complete
WD2302	Elevated Water Tower Maint. - Aero Park	655,000	-	654,615	-	-	-	-	Complete
WD2303	Future Well Installation	2,234,500	-	2,234,500	-	-	-	-	Complete
WD2304	Well #9 Improvements	319,000	-	133,979	-	-	-	-	Complete
WQ2304	Water Quality Improvements-West St Alley	346,500	-	281,735	-	-	62,207	(62,207)	Complete
WW2307	Lepore Road Sanitary Sewer Upgrade	317,000	-	-	-	-	-	-	Cancelled
<b>TOTAL ARPA FUND</b>		<b>\$ 5,072,000</b>	<b>\$ 1,401,000</b>	<b>\$ 4,224,542</b>	<b>\$ 1,401,000</b>	<b>\$ 1,401,000</b>	<b>\$ 62,207</b>	<b>\$ 1,338,793</b>	



**PROJECT STATUS REPORT - WATER FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
---	<b>Water Engineering</b>								
	<b>Trucks</b>				\$ 26,900	\$ 26,900	\$ 25,612	\$ 1,288	Vehicle #427 received
	<b>Water</b>								
WD2300	Meter Reading Technology Upgrade	\$ 30,000	\$ 30,000	\$ -	-	30,000	-	30,000	Project Cancelled
WD2401	Portable Emergency Generator	16,900	8,600	9,500	-	8,600	-	8,600	Complete
WD2507	GIS Utility Network Upgrade	160,000	160,000	141	160,000	160,000	141	159,859	Work Underway 35% complete
WD2509	Portable Emergency Generator	70,000	70,000	-	70,000	70,000	-	70,000	Project awarded, awaiting fabrication
WD2503	Water Modeling Software	46,000	46,000	-	46,000	46,000	-	46,000	Complete
WD2205	Future Well Installation	1,415,400	637,300	392,877	-	637,300	345,062	292,238	Complete
WD2306	Water Tank Concrete Rehab	20,000	109,000	-	-	109,000	-	109,000	Complete
WD2307	Stonebrook East Water Main Increase	26,000	26,000	-	-	26,000	-	26,000	Developer non-responsive
WD2403	Carport for Mini Excavator	12,000	140,600	-	-	140,600	-	140,600	Complete
WD2405	Well #9 Improvements	1,000,000	1,700,000	-	700,000	1,700,000	-	1,700,000	Work underway
WD2408	Asset Management Plan	100,000	100,000	4,728	-	100,000	4,728	95,272	Project underway, research phase
WD2409	Facility Improvements @WTP	185,000	98,800	96,804	-	98,800	96,804	1,996	Complete
WD2501	Wellhead Redevelopment Program	466,000	166,000	166,000	166,000	166,000	166,000	-	Complete
WD2502	Well 6 VFD	57,000	57,000	-	57,000	57,000	-	57,000	Completed without using CIP project
WD2503	Predictive Water Main Leak Modeling	46,000	-	45,980	-	-	45,980	(45,980)	
WD2504	Elevated Water Storage Tank Maintenance	96,700	96,700	48,308	96,700	96,700	48,308	48,393	Spot repairs pending
WD2505	SCADA Equipment Upgrade	975,000	975,000	-	975,000	975,000	-	975,000	Project needs to be re-bid
WQ2303	Water Quality Impr. - North State Street	1,854,000	29,700	1,013,047	-	29,700	16,230	13,470	Complete
WQ2306	Brandywine Lead and Copper Rule	115,000	-	-	-	-	-	-	Project 50% complete
WQ2401	Water Quality Improvements	1,707,300	2,250,000	-	-	2,250,000	-	2,250,000	Awaiting agency approvals
WQ2403	Downtown Dover Upgrades - Water	-	-	17,634	-	-	17,634	(17,634)	Awaiting agency approvals
WQ2502	Miscellaneous Emergency Water Repairs	85,000	85,000	35,680	85,000	85,000	35,680	49,320	Complete
WQ2503	Downtown Dover Upgrades - Water	1,101,000	1,101,000	-	1,101,000	1,101,000	-	1,101,000	30% Design Completed
	<b>Water Treatment Plant</b>								
--	<b>Trucks</b>	-	-	-	\$ -	\$ -	\$ 71,767	\$ (71,767)	Vehicle #622 received
WD2508	WTP Improvements	\$ 5,885,000	\$ 956,800	\$ -	885,000	956,800	-	956,800	Design underway
	<b>TOTAL WATER FUND</b>	<b>\$ 15,469,300</b>	<b>\$ 8,843,500</b>	<b>\$ 1,830,697</b>	<b>\$ 4,368,600</b>	<b>\$ 8,870,400</b>	<b>\$ 873,945</b>	<b>\$ 7,996,455</b>	

**PROJECT STATUS REPORT - WASTEWATER FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

Item #11.

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				Status
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	
---	<b>Wastewater Trucks</b>				\$ 520,100	\$ 640,100	\$ 476,341	\$ 163,759	Vehicle #692 received
WW2300	Meter Reading Technology Upgrade	\$ 30,000	\$ 30,000	\$ -	-	30,000	-	30,000	Project Cancelled
WW2303	Emergency Sanitary Sewer Repairs	160,000	-	59,698	-	-	59,698	(59,698)	Complete
WW2308	Heatherfield Pump Station Repl.	45,000	13,400	38,200	-	13,400	4,012	9,388	Awaiting final deliverables
WW2310	Miscellaneous Sanitary Sewer Rehab	910,900	910,000	1,056,195	-	910,000	756,900	153,100	Project 90% Complete
WW2401	Inflow/Infiltration Removal	394,500	394,500	-	-	394,500	-	394,500	Project 90% Complete
WW2402	Miscellaneous Emergency Sanitary Sewer Repairs	443,000	269,200	286,563	-	269,200	112,789	156,411	Awaiting materials for installation
WW2403	Pump Station #7 Upgrades	350,000	655,000	31,753	-	174,100	29,503	144,598	Project to be re-programmed
WW2404	GIS Utility Network Upgrade	150,000	800,000	606,054	-	150,000	138,841	11,159	95% complete
WW2406	Turnberry Pump Station Repl.		1,117,500	889,326	-	1,117,500	889,326	228,174	Project 80% complete
WW2407	Asset Management Plan			4,728	-	100,000	4,728	95,272	Project underway, research phase
WW2408	Fence Installation @ Fox Hall PS	30,000	12,800	-	-	12,800	-	12,800	Project Cancelled
WW2409	Cedar Chase Pump Station Repl.	30,000	16,500	2,829	-	16,500	2,829	13,671	Project 90% Complete
WW2412	Downtown Upgrades - Wastewater	30,000	46,600	-	-	46,600	-	46,600	30% Design Completed
WW2501	FY25 Misc. Emerg. Sanitary Sewer Repairs	900,000	173,200	5,832	170,000	173,200	5,832	167,368	Complete
WW2502	Heatherfield Pump Station Repl.	545,000	545,000	165,122	545,000	545,000	165,122	379,878	Project to be bid in FY26, design issues
WW2504	White Oak Road Improvements	865,000	65,000	-	65,000	65,000	-	65,000	Project awarded, awaiting schedule
WW2506	Downtown Upgrades - Wastewater	354,000	354,000	-	354,000	354,000	-	354,000	Design ongoing
WW2507	Puncheon Run PS Roof Replacement	37,000	52,200	52,168	37,000	52,200	52,168	32	Complete
<b>TOTAL WASTEWATER FUND</b>		<b>\$ 5,274,400</b>	<b>\$ 5,454,900</b>	<b>\$ 3,198,467</b>	<b>\$ 1,691,100</b>	<b>\$ 5,064,100</b>	<b>\$ 2,698,089</b>	<b>\$ 2,366,012</b>	



**PROJECT STATUS REPORT - SANITATION FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

Item #11.

PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR				Status
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	
---	Sanitation Trucks	43-70-99 54023				\$ 739,000	\$ 1,191,000	437,608	\$ 753,392	Veh #449 & 447 received; #441 & 448 on order
	TOTAL SANITATION FUND		\$ -	\$ -	\$ -	\$ 739,000	\$ 1,191,000	\$ 437,608	\$ 753,392	

**PROJECT STATUS REPORT - ELECTRIC FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
---	<b>Engineering</b> <b>Misc Automobiles</b>				\$ 130,000	\$ 179,500	\$ 177,394	\$ 2,106	Vehicles #784 & 786 received
EE2113/2317	ArcFM Migration to Elec. Util. Network	\$ 270,000	\$ 160,000	\$ 277,305	-	-	-	-	80% complete
EE2202	SCADA Master Hardware Replacement	550,000	550,000	307,166	-	242,900	-	242,900	60% complete
EE2315	SCADA Upgrade	100,000	31,000	68,978	-	31,000	-	31,000	80% complete
EE2415	Multiplexer Replacement	130,000	165,000	164,645	-	165,000	164,645	355	Complete
EE2501	Substation Battery Replacement	127,000	15,000	17,421	15,000	15,000	17,421	(2,421)	Complete
EE2523	Substation Component Replacement	150,000	15,000	-	30,000	15,000	-	15,000	Recurring project
EE2524	Substation HVAC	146,000	146,000	145,359	-	146,000	145,359	641	Complete
EE2408	Cartanza Substation Foundation Repair	85,000	-	3,500	-	-	-	-	Project should be cancelled, waiting for next budget approval, to start new project
EE2522	Small Cell Wireless Improvements	150,000	30,000	-	30,000	30,000	-	30,000	Recurring project
EE2411	LED Lighting Conversion	400,000	127,000	293,178	-	127,000	20,211	106,789	Complete
EE2090	DAFB CT/PT Replacement	73,000	73,000	71,514	-	-	-	-	Complete
EE2313/2416/2513	Transmission Line Maintenance	600,000	50,000	134,202	50,000	50,000	44,753	5,247	Recurring project
EE2219/2409/2510	McKee Switch Yard Reconfiguration	347,000	116,800	670,439	110,000	116,800	104,269	12,531	Complete
EE2505	Electric System Study	750,000	750,000	-	750,000	750,000	-	750,000	5% Complete
EE2016/2215/2410	Garrison Oak Tech Park Substation	8,250,000	14,750,000	6,624,290	2,000,000	4,746,300	1,820,273	2,926,027	35% complete
EE2402	Woodcrest Overhead to Underground	394,000	-	356,151	-	-	28,733	(28,733)	Complete
EE2303/2404	Town Point Conversion	914,000	-	479,851	-	-	-	-	Complete
EE2502	Farmview Substation Renovation	245,000	245,000	149,588	245,000	245,000	149,588	95,412	Complete
EE2511	Primary Metering OVH-UGD	202,000	202,000	162,295	202,000	202,000	162,295	39,705	Recurring project
EE2515	Fox Road Overhead Rebuild	63,000	63,000	52,983	63,000	63,000	52,983	10,017	75% Complete
EE2516	William Street Overhead Rebuild	89,000	89,000	62,920	89,000	89,000	62,920	26,080	Complete
EE2517	Sounds of Tri-State Rebuild	63,000	63,000	58,650	63,000	63,000	58,650	4,350	Complete
EE2518	Mitscher road Overhead Rebuild	41,000	41,000	35,865	41,000	41,000	35,865	5,135	Complete
EE2519	Transmission Pole Replacement	504,000	168,000	54,369	168,000	168,000	54,369	113,631	Not started
	<b>Total Engineering</b>	<b>\$ 14,643,000</b>	<b>\$ 17,849,800</b>	<b>\$ 10,190,669</b>	<b>\$ 3,986,000</b>	<b>\$ 7,485,500</b>	<b>\$ 3,099,727</b>	<b>\$ 4,385,773</b>	
EG2203	<b>Electric Generation</b> Plant Decommissioning	\$ 14,000,000	\$ 1,333,000	\$ 2,172,289	\$ -	\$ 1,333,000	\$ 1,703,017	\$ (370,017)	Complete
EG2302	Plant Decommissioning	-	-	-	-	370,000	89,193	280,807	95% Complete
EG2404	VanSant Water Treatment System Rem	60,000	60,000	40,238	-	60,000	40,238	19,763	Sulfuric acid and caustic soda tanks drained and rinsed. Scaffolding installed for insulation removal and tank demolition. Project approximately 80% complete.
EG2501	VanSant Out of Service Fuel Tank Inspection	400,000	400,000	71,977	400,000	400,000	71,977	328,023	Inspection 100% complete. Repairs to be completed later this year following discussion with Electric Department Director and Budget Analyst. Bids received for repairs and painting. Overall project approximately 30% complete.
EG2502	VanSant Unit 11 Component Replacements	170,000	70,000	55,275	70,000	70,000	55,275	14,725	Recurring project. No additional expenditures this FY.
	<b>Total Electric Generation</b>	<b>\$ 14,630,000</b>	<b>\$ 1,863,000</b>	<b>\$ 2,339,779</b>	<b>\$ 470,000</b>	<b>\$ 2,233,000</b>	<b>\$ 1,959,700</b>	<b>\$ 273,300</b>	
---	<b>Transmission &amp; Distribution</b> <b>Automobiles</b>				\$ 130,000	\$ 130,000	\$ 128,068	\$ 1,932	Vehicles #767 & 799 received
---	<b>Trucks</b>				460,000	808,800	-	808,800	Vehicle #766
---	<b>Other Equipment</b>				-	440,200	-	440,200	Vehicle #775 carried forward
EE2521	Emergency Component Replacement	\$ 260,000	\$ 69,900	\$ 127,086	65,000	69,900	127,086	(57,186)	Recurring project
TD2401	Dover Downs Metering	31,000	4,200	615	-	4,200	615	3,585	Not started



**PROJECT STATUS REPORT - ELECTRIC FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	<b>Transmission &amp; Distribution (continued)</b>								
TD2402	Utility Pole Testing	125,000	-	54,000	-	-	54,000	(54,000)	90% Complete
TD2405	Janes Road Conversion	179,200	17,300	9,017	-	17,300	9,017	8,283	Complete
	<b>UG Transformers locations as follows:</b>								
EE2525	New Developments	1,000,000	1,000,000	503,359	1,000,000	1,000,000	503,359	496,641	
TD2205	Calvary Baptist Church	19,800		19,832			19,832		Complete
TD2301	Rojan Meadows Phase 1	18,600		18,600			18,600		75% Complete
TD2308	El Azteca Dover	-		-			-		Cancelled
TD2411	Commerce Way Warehouse	35,900		-			-		Cancelled
TD2412	Eden Hill Farms Phase 4A	78,500		97,640			97,640		50% Complete
TD2414	Eden Hill OKH Phase 2	22,800		16,032			9,300		Complete
TD2425	966 Kitts Hummock Rd.	29,000		4,528			58		Complete
TD2426	DNREC EV Charger	13,850		-			-		Complete
TD2427	110 Lafferty Ln Warehouse	3,800		3,756			3,756		Complete
TD2511	The Edge at Dover	235,450		181,805			181,805		Complete
TD2516	Caliber Collision	37,700		31,105			31,105		Complete
TD2517	Dickinson Visitors Center	28,600		22,413			22,413		Complete
TD2519	Byler's Warehouse	10,700		10,686			10,686		Complete
TD2520	King Cole Campground	5,000					21,714		Complete
TD2528	Kent County Septage Facility						23,853		50% Complete
TD2529	87 Moonshine Ct	8,600					6,882		Complete
TD2530	Kent County EV Charger						19,832		Complete
TD2534	Village of Mapledale						28,487		50% Complete
TD2538	St Jones EV						7,395		50% Complete
	<b>UG Conductors locations as follows:</b>								
EE2525	New Developments	900,000	900,000	813,002	900,000	900,000	813,002	86,998	
TD2110	DAFB Welch Elementary	18,600		18,620			-		90% Complete-waiting on customer
TD2205	Calvary Baptist Church	57,400		57,419			48,860		Complete
TD2301	Rojan Meadows Phase 1	122,800		122,755			-		75% Complete
TD2303	Kent Courthouse	347,100		347,058			-		75% Complete
TD2308	El Azteca Dover	-		-			-		Cancelled
TD2309	1001 N DuPont EV Charger	10,800		10,757			-		Complete
TD2315	DELDOT Kenton Rd	895,300		895,316			409,202		30% Complete
TD2411	Commerce Way Warehouse	22,000		-			-		Not started
TD2412	Eden Hill Farms Phase 4A	541,700		68,827			60,029		50% Complete
TD2413	Eden Hill Farms Apartment	-		22,439			13,641		
TD2414	Eden Hill OKH Phase 2	233,600		211,186			20,920		50% Complete
TD2425	966 Kitts Hummock Rd.	24,500		31			31		Complete
TD2426	DNREC EV Charger	4,950		-			-		Complete
TD2427	Lafferty Ln Warehouse	3,100		7,888			4,779		Complete
TD2511	The Edge at Dover	147,300		137,367			137,367		Complete
TD2516	Caliber Collision	37,150					9,105		10% Complete
TD2517	Dickinson Visitors Center	37,150					9,004		10% Complete
TD2519	Byler's Warehouse	37,400		37,394			37,394		Complete
TD2520	King Cole Campground	15,500		12,090			12,090		Complete
TD2528	Kent County Septage Facility						5,498		Complete
TD2529	87 Moonshine Ct	2,650					1,935		Complete
TD2530	Kent County EV Charger						10,760		Complete
TD2534	Village of Mapledale						19,593		Complete
TD2538	St Jones EV						12,718		Complete

**PROJECT STATUS REPORT - ELECTRIC FUND**  
**4th Quarter FY25 - as of June 30, 2025 - PRELIMINARY**

PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	<b>Transmission &amp; Distribution (continued)</b>								
	<b>UG Meters locations as follows:</b>								
EE2525	New Developments	535,000	535,000	92,290	535,000	535,000	92,290	442,710	
TD2110	DAFB Welch Elementary	1,800		1,758			-		Waiting on contractor
TD2205	Calvary Baptist Church	900		924			924		Complete
TD2210	Verona Woods Phase 3/4	6,100		6,097			-		85% Complete
TD2301	Rojan Meadows Phase 1	17,900		17,867			-		50% Complete-waiting on customer
TD2308	El Azteca Dover	-		-			-		0% Complete-waiting on customer
TD2309	1001 N DuPont EV Charger	1,500		1,489			-		Not started
TD2314	CT Site Repairs & Maintenance	32,000		31,974			-		70% Complete
TD2315	DelDOT Kenton Rd	47,500		47,454			10,833		30% Complete
TD2411	Commerce Way Warehouse	1,800		-			-		Not started
TD2412	Eden Hill Farms Phase 4A	9,200		4,066			4,066		35% Complete
TD2414	Eden Hill OKH Phase 2	4,100		2,275			-		50% Complete
TD2425	966 Kitts Hummock Rd.	400		370			370		Complete
TD2426	DNREC EV Charger	-		389			389		Complete
TD2510	Lafferty Ln Warehouse	3,100		33,315			33,315		Complete
TD2511	The Edge at Dover	23,450		22,518			22,518		Not started
TD2516	Caliber Collision	1,650					1,395		10% Complete
TD2517	Dickinson Visitors Center	1,650					1,395		10% Complete
TD2519	Byler's Warehouse	3,100		916			916		Complete
TD2520	King Cole Campground	1,200		1,191			1,191		Complete
TD2523	Preston Autobody						8,997		Complete
TD2528	Kent County Septage Facility						389		Not started
TD2529	87 Moonshine Ct	100					52		Complete
TD2530	Kent County EV Charger						3,309		Complete
TD2534	Village of Mapledale						1,010		50% Complete
TD2538	St Jones EV						1,221		Complete
	<b>Total Transmission &amp; Distribution</b>	<b>\$ 6,294,850</b>	<b>\$ 2,526,400</b>	<b>\$ 4,127,516</b>	<b>\$ 3,090,000</b>	<b>\$ 3,905,400</b>	<b>\$ 1,727,437</b>	<b>\$ 2,177,963</b>	
	<b>Administration</b>								
EE1819/EA2304	Reed St HVAC Overhaul	2,675,200	1,078,600	3,691,254	-	1,078,600	\$1,078,554	46	Complete
	<b>Total Administration</b>	<b>\$ 2,675,200</b>	<b>\$ 1,078,600</b>	<b>\$ 3,691,254</b>	<b>\$ -</b>	<b>\$ 1,078,600</b>	<b>\$ 1,078,554</b>	<b>\$ 46</b>	
FN1701	Purchase of ERP System	\$ 1,313,400	\$ -	\$ 911,280	\$ -	\$ -	\$78,422	\$ (78,422)	In progress
	<b>TOTAL ELECTRIC FUND</b>	<b>\$ 39,556,450</b>	<b>\$ 23,317,800</b>	<b>\$ 21,260,498</b>	<b>\$ 7,546,000</b>	<b>\$ 14,702,500</b>	<b>\$ 7,943,840</b>	<b>\$ 6,758,660</b>	



**CITY OF DOVER**  
**FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024**  
**PRELIMINARY QUARTERLY REVENUE REPORT**  
**As of June 30, 2025 FY25**

	<b>FY25 ORIGINAL BUDGET</b>	<b>FY25 REVISED BUDGET</b>	<b>Unaudited YTD REVENUES</b>	<b>100% % BUDGET RECEIVED</b>	<b>COMMENTS</b>	<b>FY24 Unaudited REVENUES</b>	<b>FY23 Audited REVENUES</b>
<b>GENERAL FUND</b>							
1 Property Taxes	16,300,000	16,300,000	16,306,379	100.0%	Billed at the beginning of FY	15,679,300	15,546,900
2 Payment In Lieu of Taxes	546,000	546,000	578,400	105.9%	Billed at the beginning of FY	543,800	540,700
3 Transfer from Electric Fund	10,000,000	10,000,000	10,000,000	100.0%		8,000,000	8,000,000
4 Intrafund Service Receipts Electric	4,849,500	4,849,500	3,887,700	80.2%		3,767,800	3,702,300
5 Transfer from Transfer Tax Fund	2,000,000	2,000,000	3,212,200	160.6%		2,320,400	2,334,900
6 Business Licenses	1,616,400	1,616,400	1,554,900	96.2%		1,484,300	1,452,200
7 Intrafund Service Receipts Water	1,323,400	1,323,400	1,060,900	80.2%		1,028,200	1,010,300
8 Intrafund Service Receipts Wastewater	953,300	953,300	764,200	80.2%		740,700	727,800
9 Sanitation Fees	4,851,600	4,851,600	1,221,200	25.2%		3,966,500	3,652,800
10 Permits & Other Licenses	1,797,000	1,797,000	2,367,600	131.8%		2,706,600	2,407,000
11 Transfer from Municipal Street Aid Fund	750,000	750,000	769,300	102.6%		789,500	796,800
12 Fines & Police Revenue	781,100	781,100	741,600	94.9%		695,400	630,200
13 Police Extra Duty Fees	497,500	497,500	853,700	171.6%		597,500	470,600
14 Transfer from Police Grant Funds	310,000	310,000	383,600	123.7%		528,700	71,200
15 Police Pension Grant	620,000	620,000	861,200	138.9%	Rec'd January 25 \$416.9k and June 25 \$444.2k	812,400	43,800
16 Court of Chancery Fees	3,500,000	3,500,000	4,644,000	132.7%		4,092,700	2,021,300
17 Transfer from Water/Wastewater Fund	2,000,000	2,000,000	2,000,000	100.0%		1,000,000	2,000,000
18 Transfer from Civil Traffic Penalties Fund	50,000	50,000	39,100	78.2%		66,100	54,500
19 Transfer from Lodging Tax	500,000	500,000	384,700	76.9%		-	-
20 Transfer from Ambulance Service	600,000	600,000	559,400	93.2%		-	-
21 Library Revenues & County Reciprocal Pymt	308,100	308,100	302,100	98.1%		419,800	579,300
22 Franchise Fees	600,000	600,000	368,800	61.5%		396,500	424,000
23 General Fund Grant Receipts	98,500	98,500	50,800	51.6%		161,100	468,600
24 Recreation Revenue	145,000	145,000	128,200	88.4%		140,400	148,200
25 Other Miscellaneous Receipts	1,356,800	1,356,800	546,000	40.2%	Penalties \$54.7k; Sale of Assets \$207.3k; Rent \$119.5k;	3,221,300	313,900
26 Interest Income	50,000	50,000	163,000	326.0%	GSB \$70.4k; Misc Receipts \$94K (Bond \$90K)	72,800	269,700
<b>TOTALS</b>	<b>\$ 56,404,200</b>	<b>\$ 56,404,200</b>	<b>\$ 53,748,979</b>	<b>95.3%</b>		<b>\$ 53,231,800</b>	<b>\$ 47,667,000</b>
<b>Final Budget</b>						<b>\$ 53,231,800</b>	<b>\$ 47,667,000</b>

**CITY OF DOVER**  
**FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024**  
**PRELIMINARY QUARTERLY REVENUE REPORT**  
**As of June 30, 2025 FY25**

	<b>FY25 ORIGINAL BUDGET</b>	<b>FY25 REVISED BUDGET</b>	<b>Unaudited YTD REVENUES</b>	<b>100.0% % BUDGET RECEIVED</b>	<b>COMMENTS</b>	<b>FY24 Unaudited REVENUES</b>	<b>FY23 Audited REVENUES</b>
<b>WATER FUND</b>							
1 Water Fees	\$ 6,566,900	\$ 6,566,900	\$ 6,624,200	100.9%		\$ 6,544,600	\$ 6,711,400
2 Water Impact Fees	230,000	230,000	311,600	135.5%		353,500	393,300
3 Water Tank Space Leasing	450,500	450,500	450,600	100.0%	Billed at beginning of FY	423,600	399,800
4 Interest Income	100,000	100,000	143,200	143.2%		266,900	170,300
5 Other Miscellaneous Revenues	82,700	86,100	164,300	190.8%	Penalties \$14K; Water Meters \$42.5K; State Grants \$107.8k	90,700	70,600
<b>TOTALS</b>	<b>\$ 7,430,100</b>	<b>\$ 7,433,500</b>	<b>\$ 7,693,900</b>	<b>103.5%</b>		<b>\$ 7,679,300</b>	<b>\$ 7,745,400</b>
<b>Final Budget</b>						<b>\$ 7,679,300</b>	<b>\$ 7,745,400</b>

	<b>FY25 ORIGINAL BUDGET</b>	<b>FY25 REVISED BUDGET</b>	<b>Unaudited YTD REVENUES</b>	<b>100.0% % BUDGET RECEIVED</b>	<b>COMMENTS</b>	<b>FY24 Unaudited REVENUES</b>	<b>FY23 Audited REVENUES</b>
<b>WASTEWATER FUND</b>							
1 Wastewater Fees	\$ 4,193,600	\$ 4,193,600	\$ 4,929,200	117.5%		4,672,400	4,590,000
2 Wastewater Adjustment Fees - County Trtmt	3,672,600	3,672,600	4,315,000	117.5%		3,369,700	3,029,800
3 Groundwater Inflow Adjustment	1,977,400	1,977,400	2,326,600	117.7%		2,180,800	2,135,600
4 Wastewater Impact Fees	230,000	230,000	229,100	99.6%		312,500	357,700
5 Interest Income	100,000	100,000	178,400	178.4%		298,600	160,500
6 Other Miscellaneous Revenues	50,200	53,200	(135,800)	-255.3%	Penalties \$24.9K; Misc Rev \$(161.4)k JE to reclassify	75,300	37,000
<b>TOTALS</b>	<b>\$ 10,223,800</b>	<b>\$ 10,226,800</b>	<b>\$ 11,842,500</b>	<b>115.8%</b>		<b>\$ 10,909,300</b>	<b>\$ 10,310,600</b>
<b>Final Budget</b>						<b>\$ 10,909,300</b>	<b>\$ 10,310,600</b>

	<b>FY25 ORIGINAL BUDGET</b>	<b>FY25 REVISED BUDGET</b>	<b>Unaudited YTD REVENUES</b>	<b>100.0% % BUDGET RECEIVED</b>	<b>COMMENTS</b>	<b>FY24 Unaudited REVENUES</b>	<b>FY23 Audited REVENUES</b>
<b>ELECTRIC REVENUE FUND</b>							
1 Sales to Customers	\$ 91,131,200	\$ 91,131,200	\$ 87,035,300	95.5%		\$ 85,003,300	\$ 75,400,700
2 Purchase Power Adjustment	-	-	-	0.0%		-	16,465,600
3 Utility Tax	1,356,100	1,356,100	1,392,900	102.7%		1,365,900	1,516,700
4 Rate Stabilization Reserve	-	2,961,800	-	0.0%		900,000	10,000,000
5 Miscellaneous Revenue	954,000	954,600	1,179,300	123.5%	Penalties \$168.7k; Rent \$73.4k; General Service Billing \$370.7k; Misc Revenue \$258.6k; Sale of Assets \$57.1k; All Other \$250.8k	2,514,400	429,600
6 Interest Income	1,500,000	1,500,000	2,593,000	172.9%		2,220,500	1,022,000
<b>TOTALS</b>	<b>\$ 94,941,300</b>	<b>\$ 97,903,700</b>	<b>\$ 92,200,500</b>	<b>94.2%</b>		<b>\$ 92,004,100</b>	<b>\$ 104,834,600</b>
<b>Final Budget</b>						<b>\$ 92,004,100</b>	<b>\$ 104,834,600</b>