

**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, September 22, 2025 at 6:30 PM**

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

AGENDA

**THIS AGENDA AND PAPERLESS PACKET HAVE BEEN REVISED TO REMOVE AGENDA
ITEM #27 SILVER LAKE COMMISSION TWO-YEAR TERM TO EXPIRE JULY 2027 –
APPOINTMENT OF WILLIAM ARDITO**

VIRTUAL MEETING NOTICE

**This meeting will be held in the City Hall Council Chambers with electronic access via WebEx.
Public participation information is as follows:**

Dial: 1-650-479-3208

Link: <https://shorturl.at/eScNV>

Event number: 2539 342 4893

Event password: DOVER (if needed)

If you are new to WebEx, get the app now at www.webex.com/ to be ready when the meeting starts.

**The meeting can also be viewed on Comcast Channel 14, Verizon Channel 20, and on the City's
Streaming Player located at www.cityofdover.com under "Quick Links".**

OPEN FORUM - 15 Minutes Prior to Official Meeting (6:15 p.m.)

The "Open Forum" segment is provided to extend the opportunity to the general public to share their questions, thoughts, comments, concerns, and complaints. Discussion of any item appearing on the agenda as a public hearing is prohibited during the Open Forum as an opportunity will be provided during consideration of that item. Citizen comments are limited to three (3) minutes. Council is prohibited from taking action since they are not in official session; however, they may schedule such items as regular agenda items and act upon them in the future.

INVOCATION - Elder Ellis B. Loudon

PLEDGE OF ALLEGIANCE - Councilman Lewis

ADOPTION OF AGENDA

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

PROCLAMATIONS

- 1. Thank a Police Officer Day**
- 2. National Constitution Week 2025**
- 3. National Hispanic Heritage Month**
- 4. GFWC Delaware International Day of Service to End Domestic & Sexual Violence 2025**
- 5. Childhood Cancer Awareness Month**
- 6. Cybersecurity Awareness Month**
- 7. Fire Prevention Week**
- 8. Community Planning Month**
- 9. Public Power Week**
- 10. Halloween Trick-or-Treat**

CONSENT AGENDA

ADOPTION OF MINUTES

- 11. Regular City Council Meeting of September 8, 2025**

COMMITTEE REPORTS

- 12. Council Committee of the Whole Report of September 9, 2025**

CCW Council Reports - August 2025

- 13. First District**
- 14. Second District**
- 15. Third District**
- 16. Fourth District**
- 17. At-Large**
- 18. Council President Neil**

Parks, Recreation, and Community Enhancement

19. First State Aquatic Project (Courtney Ford, Head Coach, First State Masters Swimming)

(Committee Action Not Required)

20. Review of Active Recreation Plan - The Governor: Mixed Use Building at 120 S. Governors Avenue (Located at 120 S. Governors Avenue and associated parcels at 105, 111, and 115 S. New Street: Site Plan/Architectural Review Certification S-25-11/ HI-25-02) **(Dawn Melson-Williams, Principal Planner)**

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

Legislative, Finance, and Administration Committee

21. Investment Portfolio Presentation (Patricia Marney, Controller/Treasurer, Martin Hammond, Managing Director, PFM Asset Management, and Jeff Fasino, Senior Managing Consultant, PFM Asset Management)

(Committee Action Not Required)

22. Change Order - Meeting House Branch Drainage Improvement Project (Jason Lyon, Water & Wastewater Director)

(Committee Recommendation: Approval from City Council of the proposed amendments to the engineering design scope by the consulting firms to complete the design of this project.)

23. County and Municipal General Pension Plan Update (Naomi Poole, Human Resources Director, Patricia Marney, Controller/Treasurer, and David S. Hugg, III, City Manager)

(Committee Action: Refer back to staff with the suggestions that council made to the report back at the first meeting in October.)

24. Small Local Cybersecurity Grant Program (SLCGP) Grant Approval for FY26 Information Technology Projects (Joseph Simmons, Information Technology Director)

(Committee Recommendation: Recommend approval of the following Small Local Cybersecurity Grant Program (SLCGP) grants totaling \$316,000 through the Cybersecurity and Infrastructure Security Agency (CISA): SLCGP-23-1157, SLCGP-23-1158, SLCGP-23-1159, SLCGP-23-1160, and SLCGP-23-1161.)

25. Non-Bargaining Step Proposal Discussion (David S. Hugg, III, City Manager)

(Committee Recommendation: Referred back to staff to bring forth additional information.)

26. Review of Application for the Economic Development Fund (David S. Hugg, III, City Manager)

(Committee Recommendation: Review, revise as needed, and approve Economic Development Fund application.)

ORDINANCES

FIRST READING REFERRAL - The First Reading is offered on the Proposed Ordinance. It is recommended for referral to the Planning Commission for a public hearing on **OCTOBER 20, 2025**, and that a Public Hearing before City Council be set for **NOVEMBER 10, 2025**, at 6:30 p.m., at which time the Final Reading and Council action will take place. The ordinance is available at the entrance of the Council Chambers, on the City's website at www.cityofdover.com under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us.

27. Proposed Ordinance #2025-15 - Lands of Bayhealth Medical Center, Inc. at 600 South State Street

Ordinance #2025-01 Review of a Rezoning application for a parcel of land consisting of 1.0053 acres +/- . The property is zoned RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located at the southwest corner of South State Street and South Street.

(The owner of record is Bayhealth Medical Center, Inc. Property Address: 600 South State Street. Tax Parcel: ED-05-077.13-01-48.00-000. Planning Reference: Z-25-01. Council District 2.)

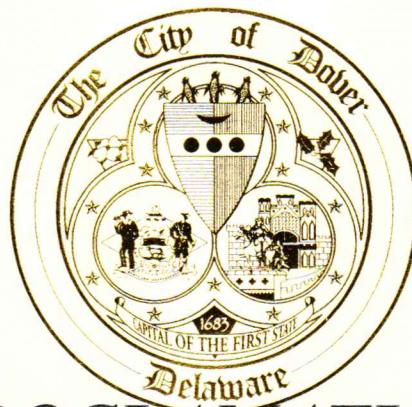
CITY MANAGER'S ANNOUNCEMENTS

MAYOR'S ANNOUNCEMENTS

COUNCIL MEMBERS' ANNOUNCEMENTS

ADJOURNMENT

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING



PROCLAMATION

WHEREAS, over 100 sworn Dover Delaware Police Officers proudly serve and protect our Capital City of approximately 24 square miles with nearly 40,000 residents; and

WHEREAS, the City of Dover police force has been protecting our city since 1925 and our officers spend their days coming into harm's way. Often risking their own lives while protecting others, and often criticized and underappreciated; and

WHEREAS, the mission of the Dover Police Department is to proudly serve the community by protecting the life and property of its citizens, enforcing the law, and working in partnership with the public to enhance the quality of life and nurture public trust by holding themselves to the highest standards of performance and ethics; and

WHEREAS, let us come together to help the police be the partners and protectors of our great City of Dover, letting our Dover Police Department know I see you; I appreciate you, and I Thank you; and

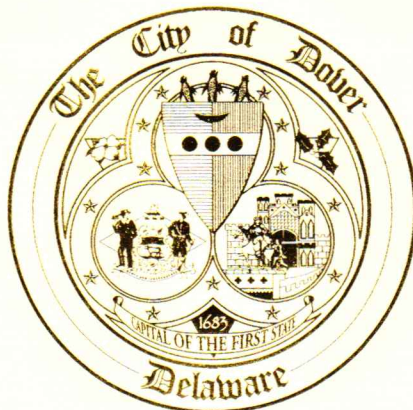
WHEREAS, on this day September 20, 2025, marks our 100th anniversary of our Dover Delaware Police force protecting and serving our Capital City.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 20th, 2025, as

Thank A Police Officer Day

in the City of Dover and urge all citizens to mark today as a day of honor for our City of Dover Delaware Police Department.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

***WHEREAS**, it is the privilege and duty of the American people to commemorate the two hundred and thirty-eighth anniversary (September 17, 1787) of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and*

***WHEREAS**, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and*

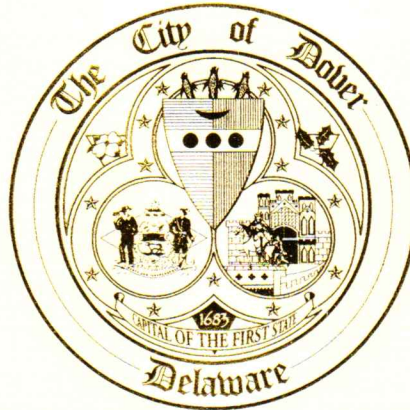
***WHEREAS**, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as "Constitution Week".*

***NOW, THEREFORE I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE**, do hereby proclaim the week of September 17th – 23rd, 2025 as*

CONSTITUTION WEEK

in the City of Dover and encourage all citizens to reaffirm the ideals that the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

***WHEREAS**, during National Hispanic Heritage Month the U.S. government celebrates the countless contributions of 65 million Hispanic Americans, according to the U.S. Census Bureau. This makes up 18% of the total population. Hispanic Americans are the largest minority group in the United States today, and generations of Hispanic American have consistently helped make our country strong and prosperous. Hispanic Americans embody the best of our American values, including commitment to faith, family, and country. The Hispanic American community has left an indelible mark on our government, culture, and economy; and*

***WHEREAS**, Latinas and Latinos have always held significant roles throughout our City of Dover history, dating all the way back to the American Revolution. Representation matters. The Hispanic/Latino community continue to shape our city as business owners, activists, artists, public servants, leaders, educators, labors, colleagues, friends, and much more in our community. From serving in the U.S. military at the Dover Air Force Base. The City of Dover Hispanic community brings a rich cultural heritage representing many countries, ethnicities, and religious traditions with contributes to the City of Dover future; and*

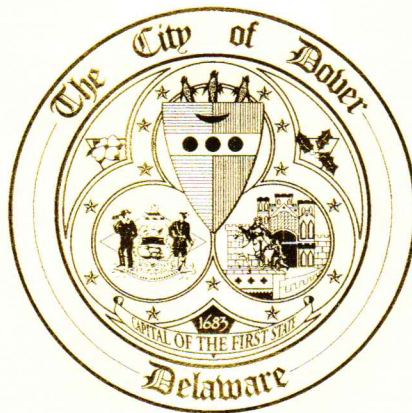
***WHEREAS**, according to the National Council of Hispanic Employment Program Managers, the 2025 National Hispanic Heritage Month theme is "Collective Heritage: Honoring the Past, Inspiring the Future". Hispanic Heritage Month is an opportunity to shine a spotlight on the unique voices and experiences of Hispanic/Latin City of Dover citizens and recognize their history, journeys, and achievements.*

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELA WARE, do hereby proclaim September 15th through October 15th , 2025, as

National Hispanic Heritage Month

in the City of Dover and urge all citizens to be a part of the celebration. Dive deep into the stories, savor the flavors, and dance to the rhythms all month long.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, The Dover Century Club is a 127-year-old federated women's club with more than 65 members and is dedicated to community improvement by enhancing the lives of others through volunteer service; and

WHEREAS, The Dover Century Club members of the General Federation of Women's Clubs and is located at 40 The Green, Dover DE; and

WHEREAS, The Dover Century Club does focus on areas that are diverse and include campus sexual assault, child abuse, elder abuse, human trafficking, intimate partner violence, military sexual assault, teen dating violence, and violence against Native American women; and

WHEREAS, domestic and sexual violence includes but is not limited to verbal, physical, emotional, mental, and sexual abuse; and

WHEREAS, the GFWC International Day of Service, September 27, 2025, is a day in which all of GFWC comes together in service to combat domestic and sexual violence; and

WHEREAS, The Dover Century Club has partnered with domestic & sexual violence organizations throughout Dover, DE to provide food and needed supplies therefore

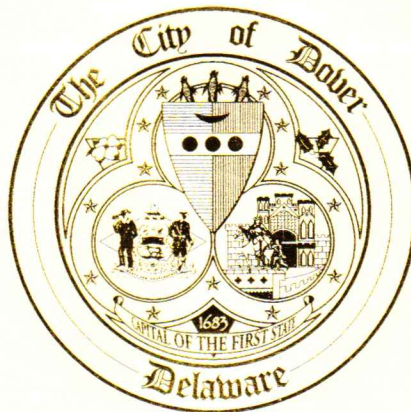
WHEREAS, The Dover Century Club will work with Turning Point at People's Place and the Salvation Army on September 27, 2025, for GFWC's International Day of Service.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 27th, 2025, as

GFWC DELAWARE INTERNATIONAL DAY OF SERVICE TO END DOMESTIC & SEXUAL VIOLENCE

in the City of Dover and urge all citizens to participate by donating food and needed supplies.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, Childhood Cancer Awareness Month is recognized every September to honor children who have fought and are still fighting pediatric cancer. To remind us that this is an ever growing epidemic and that with the combined efforts of us all, there is something that can be done to prevent this horrible disease; and

WHEREAS, according to the American Cancer Society, in 2025 approximately 9,550 children 0 to 14 years old and 85,480 adolescents and young adults 15 - 39 years old will be diagnosed with cancer in the United States; and

WHEREAS, thanks to advances in cancer research and treatments, about 85% of children with cancer live five years or more after being diagnosed and 87% of adolescents are still alive five years after cancer diagnosis; and

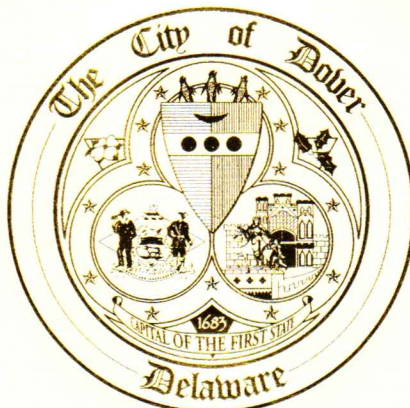
WHEREAS, survivors who have lost children to this disease are also in need of support. May we not just raise awareness of the epidemic that is Childhood Cancer, but of the effects it has on the family that is fighting it right along with the child they love and cherish.

NOW THEREFORE I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE do hereby proclaim the month of September 2025, as

Childhood Cancer Awareness Month

in the City of Dover, and we encourage all citizens to help increase public awareness and support for the children and families who are affected by cancer.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, Cybersecurity Awareness Month highlights the importance of education for citizens and businesses in Delaware. With our current physical world intertwined with the digital world, basic cyber awareness is no longer an option to fight off bad actors. The disruption of access to financial, utility, or consumer services is no longer simply an inconvenience, but a risk for an individual's privacy to be exposed and identities stolen. As the City of Dover, we must all be vigilant to protect our own and each other's digital information; and

WHEREAS, the National Cyber Security Alliance's 2025 Cybersecurity Awareness Month theme is, "Stay Safe Online" which reminds us to take practical steps like using strong passwords, enabling multifactor authentication, updating software, and recognizing scams to protect individuals and organizations from cyber threats; and

WHEREAS, even amidst large-scale data breaches and cyberattacks, Cybersecurity Awareness Month reminds everyone that there are simple, effective ways to keep yourself safe online, protect your personal data, and ultimately help secure our world; and

WHEREAS, the National Cybersecurity Alliance and Cybersecurity and Infrastructure Security Agency (CISA) lead the campaign and creates resources for organizations to talk to their employees and customers about staying safe online; and

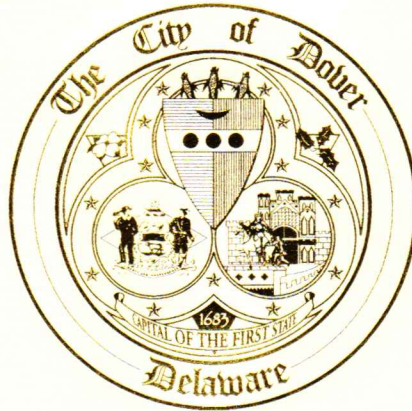
WHEREAS, Delaware's DigiKnow Campaign is aimed at increasing the understanding of cyber threats and empowering the public to be safer and more secure online. Awareness of computer security essentials will improve the security of the City of Dover's information infrastructure and economy.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim October 2025 as

CYBERSECURITY AWARENESS MONTH

in the City of Dover and urge all citizens to learn about cybersecurity and put knowledge into practice.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, the City of Dover is committed to ensuring the safety and security of all those living in the City of Dover, Delaware and visiting ; and

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

WHEREAS, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association (NFPA) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

WHEREAS, residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and

WHEREAS, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and

WHEREAS, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and

WHEREAS, the City of Dover first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

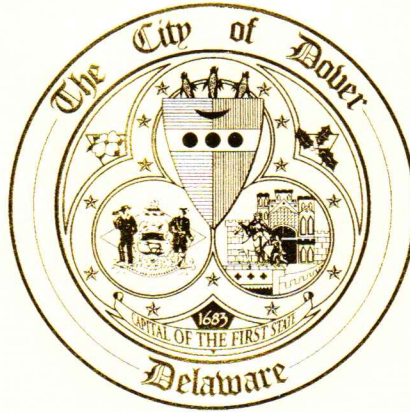
WHEREAS, the 2025 Fire Prevention Week theme, "Charge into Fire Safety: Lithium-Ion Batteries in Your Home," serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim October 5th –11th , 2025, as

Fire Prevention Week

in the City of Dover and urge all residents to make sure they are familiar with lithium-ion battery usage.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, change is constant in every community and affects all of us and planners help navigate this change through insights and expertise that assist in providing better choices for how we work and live; and

WHEREAS, community planning provides an opportunity for all residents to be involved in making choices that determine the future of their community and requires public officials and citizens who understand, support, and demand excellence in plan development and implementation; and

WHEREAS, the American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions of planners who are uniquely qualified to identify solutions to our community's difficult housing, transportation and land use questions; and

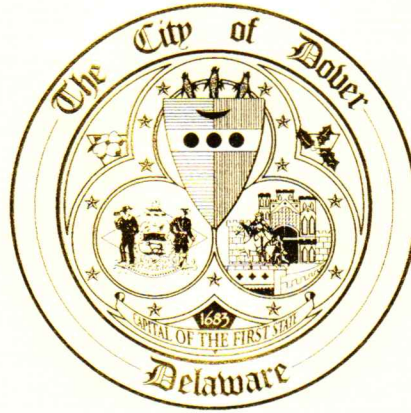
WHEREAS, the celebration of Community Planning Month gives us the opportunity to recognize the participation and dedication of appointed planning commission members as well as the valuable contributions of our planning staff including their continued commitment to public service.

NOW THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELA WARE, do hereby proclaim the month of October 2025 as

COMMUNITY PLANNING MONTH

in the City of Dover and encourage all citizens to join me in recognizing the participation and dedication of the staff of the City of Dover Department of Planning and Inspections and their help in creating a community with lasting value.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, the citizens of the City of Dover, place a high value on local choices over community services and therefore have chosen to operate a community-owned, not-for-profit electric utility and, as customers and owners of our electric utility, have a direct say in utility operations and policies; and

WHEREAS, the City of Dover Electric provides our homes, businesses, schools, social services, and local government agencies with reliable, efficient, and safe electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates. It is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, safety awareness; and

WHEREAS, the City of Dover Electric Department is a dependable and trustworthy institution, whose local operations provide consumers protection, continues to make our community a better place to live and work, and contributes to protecting the global environment. The City of Dover Electric Department will continue to work to bring low-cost, safe, reliable, and sustainable electricity to community homes and businesses, just as it has since 1899, the year when the utility was created to serve all the citizens of the City of Dover; and

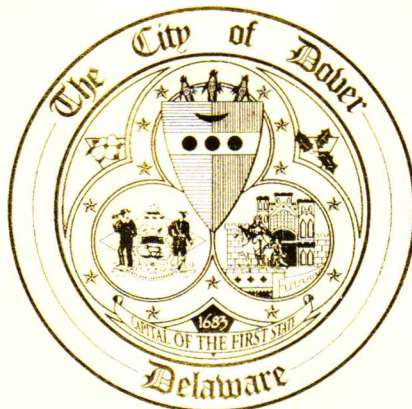
WHEREAS, Public Power Week is designed to recognize the people behind public power within the City of Dover Electric Department, for their contributions to the community and to educate customer-owners, policymakers, and employees on the benefits of public power. Our community joins hands with more than 2, 000 other public power systems in the United States in this celebration of public power, which puts our residents, businesses, and the community before profits.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELA WARE, do hereby proclaim October 5th — 11th, 2025 as

PUBLIC POWER WEEK

in the City of Dover and urge all residents to express their heartfelt appreciation to all the men and women who so diligently serve to ensure that electrical power continues to flow to the homes and businesses of this city.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

***WHEREAS**, the children of the City of Dover enjoy the fun and festivities associated with the observance of the Halloween Trick-or-Treat custom, emerging from their homes as ghosts, witches, princesses, cartoon characters, caped crusaders, or action heroes and traveling with friends and family door to door throughout the neighborhood to gather treats; and*

***WHEREAS**, Children ages 12 and under may participate in Trick-or-Treating in small groups, ages will be strictly enforced. Parents must accompany their children throughout their journeys in celebrating Halloween Trick-or-Treat. Motorists are urged to drive with extra caution and to be ever watchful of our youngsters making their rounds; and*

***WHEREAS**, it is requested that residents indicate their willingness to welcome children by keeping their porch or exterior lights on and that youngsters call only on homes that are lit.*

***NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE**, do hereby proclaim that the*

***Halloween Trick-or-Treat observance to be held on
Friday, the 31st day of October 2025,
between the hours of 6:00p.m. and 8:00p.m.***

in the City of Dover and urge all residents, both young and old, to make this a happy and safe occasion for our children.

ROBIN R. CHRISTIANSEN
MAYOR

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on September 8, 2025, at 6:44 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, Mr. Hugg, Ms. Marney, Ms. Melson-Williams, Mr. Griffith, and Ms. Bennett. Mayor Christiansen was also present. Fire Chief Carey was absent.

OPEN FORUM

The Open Forum was held at 6:20 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.

William G. Faust, Jr., 136 Orchard Avenue, emphasized his support for the police and the officers, noting that his comments were not intended to be unsupportive. He referenced an article about improving security for City Hall, stating that he was not opposed to improvements but emphasized the need for public transparency and answers to questions. He asked how security would be funded beyond the first year, noting that ongoing costs would come from the general fund. He suggested reviewing what other municipalities use for security to ensure the city adopts the best possible approach. He stressed that if time, energy, and resources are to be invested, the plan must be effective in protecting council, the mayor, citizens, and police officers. He added that any proposal should be both functional and practical, reminding everyone that it was their collective responsibility to diffuse situations and work as a team to ensure safe and productive meetings.

Faye White, 101 Babb Drive, yielded her three (3) minutes to Mr. Faust.

William G. Faust, Jr., 136 Orchard Avenue, stated that he was representing the Dover Human Relations Commission (DHRC). He noted that Dr. Travis Sudler had asked him to speak. He highlighted the presentation that Ms. Helena Rose was going to give regarding her daughters' lemonade stand for Lemonade Day. He believed that it was a worthwhile event and that it should be something that was supported by the Mayor and Council. He noted that he would like to include the flyer for the record, as well as asked council to give due consideration to the information that was being presented to them. **(Exhibit #1)**

LaChelle Paul, a Dover resident, expressed concern over a lack of faith in local government, stating that the Mayor and Council were not operating in accordance with the City Charter. She emphasized that officials must uphold their oath, review the budget, and enforce the Code, and concluded that the city is in turmoil because council is not fulfilling its duties.

Martha Wright, a Dover resident, stated that it had been 127 days since her son was killed at McGlynn's Pub and emphasized that no one (1) had been charged. She asked Police Chief Johnson, Mayor Christiansen, or other officials how they could ensure her safety while she sought justice in her son's case. She noted that she had been told to wait for the Attorney

General's Office, but stressed the length of time that had passed. She asked whether relocation assistance or other measures could be provided to ensure the safety of her and her children.

Belinda Main, 142 Reese Street, expressed concern about the speed in her neighborhood. She noted that she had brought up putting in speed bumps, but was told by council members that it was against the Delaware Code, when it is not. She stressed that if council would read it, learn it, and study it, to bring it back to council and realize that speed bumps were not against the state law or the city law. It all depended on whether the speed bumps were being placed.

She expressed serious concern about public safety in her neighborhood, citing speeding, gun violence, and unsafe conditions for her children playing outside. She noted incidents where there was high speed down the street, gun shootings in the neighborhood, could not have gatherings outside the houses without crime happening. She urged Police Chief Johnson, Mayor Christiansen, and council to prioritize addressing crime in the community, listen to the concerns of all constituents, and take action to ensure neighborhoods are safe. She also encouraged council to consider the perspectives of residents across all districts when making decisions.

Rachael Bryant, a Dover resident, stated that they have attended Lemonade Day at Ms. Helena Rose's personal stand for three consecutive years and observed her growth as a young entrepreneur. She highlighted that Ms. Rose started with lemonade, later added cookies, and aspired to expand further, including merchandise and potentially a brick-and-mortar store. She emphasized the importance of providing similar opportunities for other children to develop social skills, money management, and community service, noting that these experiences help young people build skills for their future.

INVOCATION

The invocation was given by Elder Ellis B. Loudon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council President Neil.

ADOPTION OF AGENDA

Dr. Sudler moved for adoption of the agenda, seconded by Mr. Lewis, and carried unanimously.

ADOPTION OF CONSENT AGENDA

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Dr. Pillsbury moved for adoption of the consent agenda, seconded by Ms. Arndt and carried by a unanimous roll call vote.

PROCLAMATION – LITERACY MONTH

The City Clerk read the following Proclamation into the record:

WHEREAS, Adult education builds skills, engages families, breaks intergenerational poverty, fills jobs, and prepares adult learners for the changing economy; and

WHEREAS, Delaware Adult Education serves over 5,300 individuals annually statewide with James H. Groves Adult High School, Adult Basic Education, GED Preparation, English for Speakers of Other Languages, and Family Literacy programs; and

WHEREAS, Delaware Family Literacy programs serve more than 100 families statewide, building on their strengths and addressing the needs of parents/primary caregivers and their children; and

WHEREAS, Family literacy programs assist adults who are parents/caregivers in obtaining the education and skills needed to become leaders within their family and partners in their child's educational development; and

WHEREAS, Adult education prepares and positions adult learners to engage in postsecondary education and training certification programs, apprenticeships, military training, and college; and

WHEREAS, Adult postsecondary programs at Polytech, Sussex Tech, and NCCVT provide a direct linkage to industry recognized credentialing and State Registered Apprenticeship programs for English language learners, GED recipients, and Groves graduates served in adult education programs statewide; and

WHEREAS, the credentialing and State Registered Apprenticeship programs offered through the statewide Adult Education network provide access to jobs that might otherwise be unavailable for adult learners. Students who learn more earn more.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim the week of September 14 through 20, 2025, as ADULT EDUCATION AND FAMILY LITERACY WEEK in the City of Dover, and I encourage all citizens to support the Polytech Adult Education for all their literacy efforts in our community.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Dr. Betsy Jones and Joyce Warrington.

Ms. Warrington expressed gratitude for the recognition, noting that it honors the hard work of students and serves as a reminder to the community of the importance of education for all generations. On behalf of students and staff, she thanked Council for highlighting Adult Education and Family Literacy Week in Delaware.

PROCLAMATION - RECOVERY MONTH – DOVER GOES PURPLE

The City Clerk read the following Proclamation into the record:

WHEREAS, mental and substance use disorders affect all communities nationwide, but with commitment and support, people with these disorders can achieve healthy lifestyles and lead rewarding lives in recovery. By seeking help, people who experience mental and substance use disorders can embark on a new path toward improved health and overall wellness; and

WHEREAS, the impact of mental and substance use disorders is apparent in our local community. According to The Delaware's Division of Forensic Science (DFS), there were 338 fatal drug overdoses, a roughly 36% decrease in 2024 compared to 2023. Despite the decrease, progress still needs to be made through increased awareness and prevention initiatives; and

WHEREAS, through Recovery Month, people become more aware and able to recognize the signs of mental and substance use disorders, which can lead more people into needed treatment. Managing the effects of these conditions can help people achieve healthy lifestyles, both physically and emotionally; and

WHEREAS, the Recovery Month observance continues to improve the lives of those affected by mental and substance use disorders by raising awareness of these diseases and educating communities about the prevention, treatment, and recovery resources that are available. Local resources include the State of Delaware's Help is Here program and Delaware's Division of Substance Abuse and Mental Health.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 2025, as RECOVERY MONTH in the City of Dover and call upon our community to observe this month with compelling programs and events that support this year's Recovery Month theme, "Every Person, Every Family, Every Community" and take a stand against substance abuse by participating in Delaware Goes Purple.

On behalf of the Mayor and Council, Mayor Christiansen and Mr. Anderson presented the proclamation to Bishop Carol Harris-Boggerty.

Bishop Boggerty thanked council for the proclamation recognizing Substance Abuse Recovery Month. She highlighted the connection between addiction, housing, and mental health, noting that many individuals in recovery face housing instability, and emphasized that access to treatment should not depend on where someone lives.

PRESENTATION – LEMONADE DAY

Ms. Helena Rose Molock and Ms. Chiara Fox-Molock briefed members on the Lemonade Day Presentation.

ADOPTION OF MINUTES – REGULAR COUNCIL MEETING OF AUGUST 11, 2025

The Minutes of the Regular Council Meeting of August 11, 2025, were unanimously approved by motion of Dr. Pillsbury, seconded by Ms. Arndt, and bore the written approval of Mayor Christiansen.

**COUNCIL COMMITTEE OF THE WHOLE REPORT OF –
AUGUST 12, 2025**

The Council Committee of the Whole met on August 12, 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 (via WebEx), Dr. Pillsbury, Mr. Rocha, and Dr. Sudler (via WebEx). Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Cunningham, Mr. Lewis (*Parks, Recreation, and Community Enhancement*), Mr. Iriowen (via WebEx), Mr. Wilson (*Utility*), and Mr. Shevock (via WebEx) (*Legislative, Finance, and Administration*). Mr. Garfinkel (*Legislative, Finance, and Administration*) was absent.

ADOPTION OF AGENDA

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

Proposal for Funding a Safer, Greener, Cleaner City of Dover (Bobby Wilson, CEO/Founder of Booted & Suited Career Academy)

Due to the absence of Mr. Bobby Wilson, CEO/Founder of Booted & Suited Career Academy, Mr. Neil requested that this item be deferred to the next meeting.

By unanimous consent, this item was moved to the next Council Committee of the Whole meeting.

By consent agenda, Dr. Pillsbury moved for approval of the Committee's recommendation, seconded by Ms. Arndt and carried by a unanimous roll call vote.

Council Reports – July 2025

First District

Dr. Pillsbury reported attending the Fourth of July Parade, the City of Dover Police Department Virtra Training System demonstration, and the Central Delaware National Association for the Advancement of Colored People (NAACP) Branch's Annual Freedom Fund Banquet. She noted that she was successfully able to participate virtually from vacation in Florida during the Regular Council meeting. However, during the Council Committee of the Whole meeting, she had difficulties hearing, and she hopes that this can be resolved in the future.

Mr. Rocha reported attending a meeting with the Dover Housing Authority, Council President Neil, and Councilman Anderson. He also reported attending a meeting with NeighborGood Partners, Mr. Boggerty, Representative Bill Bush, Representative Kerri Evelyn Harris, and Senator Trey Paradee to discuss senior apartment issues. Lastly, he reported attending a back-to-school event for the Capital School District as Booker T. Washington and the Central Delaware NAACP Branch's Annual Freedom Fund Banquet, where he provided music.

Second District

Ms. Hall reported attending the City of Dover Police Department Virtra Training System demonstration. She noted that it will be a great training opportunity for the police men and women to be placed in real-life scenarios and receive cutting-edge training. She noted visiting Barrister Place to evaluate all the new lighting and other security measures that have been recently provided, and they have been actively engaged in conversations regarding the possibility of having a fence installed. She had the opportunity to meet with the mayor and a constituent regarding speeding in a community, and she looks forward to finding some opportunities to meet the constituents' needs. Lastly, she reported that the Delaware 2025 Veterans' Stand Down event will be coming to Schutte Park on September 19, 2025.

Mr. Lewis reported participating in a Homeowners Association meeting in the Clearview Meadow development and addressing complaints regarding the major construction project that is currently ongoing on South Little Creek Road, which has been causing traffic backups.

Third District

Ms. Arndt reported working with local neighborhood leaders to establish a meeting place for the new Central Elementary principal to meet with the neighborhood and get to know everybody. She also reported attending the National Night Out with many of her colleagues and met with the solicitor candidate along with many of her colleagues. She noted attending the Haramee event at Delaware State University with Mr. Rocha, stating that it was a wonderful event for youth empowerment, with a lot of music, and the kids were fantastic. She explained that it is a summer camp that helps make sure that kids do not lose any skills over the summer, and she is hoping to expand the program so that more Dover students attend the event.

Fourth District

Mr. Anderson reported that it had been a relatively busy month despite it being the summertime. He highlighted that some of the events had already been covered, but several members attended a community town hall at the Sankofa Center, and he was pleased that so many of his colleagues were able to attend on such short notice. He noted attending the Haramee youth empowerment event which several of them participated and contributed to the event. He thanked Representative Bill Bush for having productive conversations regarding concerns of their mutual constituents in Mill Creek. He thanked the staff who are working on infrastructure issues within the district, and he hopes to provide a report on that in the future.

Dr. Sudler reported attending the Downtown Dover Partnership meeting, where he is joining the Parking and Safety Committee to help address some of the safety concerns of downtown and the Downtown Development District. He noted going to Lincoln Park to address concerns, which he would like to have Mr. Boggerty

add to the Safety, Advisory, and Transportation agenda. He explained that he is working with the Mayor to secure housing choice vouchers for some of the victims from the Barrister Place shooting. He stated he was also working on addressing the overgrowth of vegetation on Conwell Street that has begun to overtake the cable lines, and he is looking into having the vegetation cut back some. Lastly, he reported attending the Community Health Day at the Holy Trinity UAME Church.

At-Large

Mr. Boggerty stated that many of the events had been mentioned; however, he met with Mr. Rocha regarding senior citizens and their rent increases at one particular location, which has increased in rent by eight percent over the last three years, for a total of twenty-four percent. He attended the Central Delaware NAACP Branch's Annual Freedom Fund Banquet. He noted that he is gathering information regarding security so that they may come together for a formal introduction of the suggestions. He reported attending a demonstration of the Florida police, where he unfortunately did not shoot well, the Community Health Day at the Holy Trinity UAME Church, a meet and greet with the solicitor, and the community town hall at the Sankofa Center.

Council President Neil

Council President Neil reported attending the Kent Economic Partnership luncheon on July 30, 2025, at Kent County Levy Court with the Mayor and Mr. Anderson. He also attended the double Habitat for Humanity's opening of two homes on South New Street, and the ribbon cutting for Dave's Hot Chicken at the former Friendly's location on Route 13. On August 4, 2025, he attended the Wild Meadows meeting regarding the fence coming down between Wild Meadows and Persimmon Park Place because of the long-awaited delay of the drainage project, along with Jason Lyon, Water and Wastewater Director, who had to endure presenting to both communities on the same night. He reported exchanging multiple emails with a resident of the East Lake Garden area on a range of concerns that were shared with Ms. Arndt. He thanked David S. Hugg, III, City Manager, Sharon Duca, Assistant City Manager, Paul Waddell, Electric Director, and Eddie Kopp, Code Enforcement Supervisor, for their superior service. He worked with a member of the Friends of Old Dover to request a refund of the required deposit for an appeal that was not permitted over the demolition of two buildings in the Historic District. He explained that he received thanks from a gentleman who was directed to the entire council for the lights and camera in the Barrister Place area. He noted that he shared a series of emails with Ms. Arndt on the conditions of trees in a shopping center on Silver Lake, along with Commissioner Doyle, and expressed appreciation for Eddie Kopp. He received a thank-you note from a constituent, which should also go to Eddie Kopp, for cleaning up a side-by-side trash-ridden house on Bradford Street. Lastly, Mr. Neil reported engaging in discussions with Ms. Arndt, Mr. Anderson, Ms. Duca, and Mr. Hugg on the request to consider the creation of the First State Aquatic Center in Dover.

**PARKS, RECREATION, AND COMMUNITY ENHANCEMENT
COMMITTEE**

The Parks, Recreation, and Community Enhancement Committee met with Chairwoman Arndt presiding.

Adoption of Agenda

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

Ms. Arndt welcomed Mr. Charles Cunningham, IV to the Parks, Recreation and Community Enhancement Committee.

Parks and Recreation Capital Project Reallocation of Funds (Roger Ridgeway, Director of Parks and Recreation)

Mr. Roger Ridgeway, Director of Parks and Recreation, reviewed the background and analysis regarding the Capital Project Reallocation of Funds.

Staff recommended authorizing the City Manager to perform the necessary budget amendments, based upon carry forward project balances, to complete the Dover Park Building Improvement project construction, the Dover Park Splash Pad project construction, and the Dover Park ADA Accessible Playground project design and construction, based upon funding from the Schutte Park Skate Project, as well as authorize the City Manager to proceed with associated change orders.

Ms. Arndt clarified that with the projects for the Dover Park building and the splash pad, there were some cost overruns, and those cost overruns were approved by the city manager, within the budget guidelines, to keep the projects moving forward. To continue moving forward, money needs to be moved from the skate park project and moved to the playground and the splash pad to complete the projects. She noted that Mr. Ridgeway provided substantial information within the packet as to where the cost overruns were coming from and why they were needed. She stated that the important piece to note was that the skate park will still be completed because the funds being removed from the budget will be compensated with in-house services for items such as tree planting and grading.

Responding to Dr. Sudler, Mr. Ridgeway stated that the reallocation will ensure that the engineer can finish the plans for the skate park so that it can be sent out. Once the project is sent out to bid, then the project will begin moving forward from that point.

Responding to Dr. Sudler, Mr. Ridgeway stated that the project plans are very close to being completed, they just need to be finalized. He also noted that he is not sure how long construction of the park would take.

Responding to Dr. Sudler, Mr. Ridgeway stated that he believed the park was to be completed by the summer of 2025, but he would need to look back to confirm the expected date.

Responding to Dr. Sudler, Mr. Ridgeway stated his goal would be to have the park completed by the summer of 2026.

Mr. Anderson emphasized the importance of keeping the skate park project at the top of the priority list.

Responding to Mr. Anderson, Mr. Ridgeway stated they do have the do-it-yourself skate park up and running, and it has been very active every day.

Responding to Mr. Anderson, Mr. Ridgeway stated that his hope is that the reallocation will speed up the process with the skate park because it will allow the engineer to begin finalizing the plans.

Responding to Dr. Sudler, Mr. Hugg stated the only funding that he was aware of was the Outdoor Recreation, Parks, and Trails (ORTP) Program. He explained that the city has received funding for a variety of projects in the past, but the program is not open now.

Responding to Mr. Rocha, Mr. Ridgeway stated that part of the funding from the Tony Hawk Foundation went towards the do-it-yourself location.

Mr. Neil moved to recommend authorizing the city manager to perform the necessary budget amendments associated with the change orders. The motion was seconded by Dr. Pillsbury and carried by a roll call vote of nine yes (Hall, Boggerty, Anderson, Pillsbury, Arndt, Rocha, Neil, Cunningham, Michael Lewis) and two no (Sudler, Lewis).

By consent agenda, Dr. Pillsbury moved for approval of the Committee's recommendation, seconded by Ms. Arndt and carried by a unanimous roll call vote.

Ms. Arndt moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting, hearing no objection the meeting adjourned at 6:29 p.m.

UTILITY COMMITTEE

The Utility Committee met with Chairman Rocha presiding.

Mr. David S. Hugg, III, City Manager, introduced Ms. Andrea Griffin, the new Customer Service Director.

Ms. Griffin gave a brief overview of her skills and experience.

Adoption of Agenda

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

2025 Electric Service Handbook Revisions (Paul Waddell, Electric Director, Andrea Griffin, Customer Service Director, and Allison Haines, Customer Service Supervisor)

Mr. Paul Waddell, Electric Director, reviewed the proposed changes to the Electric Department. Mr. Waddell emphasized updates to underground extension requirements, power factor equipment, meter-mounted surge protectors, and construction standards related to meters for renewable energy interconnections. He also noted that they clarified the costs for commercial meters for these renewables. He explained that this information was available in different documents, but they consolidated it into one.

Staff recommended approving the presented revisions to the Electric Service Handbook.

Mr. Anderson questioned what the policy would be for people to sell renewables if they have a solar system and it is being sold back through the meter.

Responding to Mr. Anderson, Mr. Waddell stated that if the facility or residence changes ownership, it is up to the new occupant to transfer the system into their name if they want to retain it. Most of the residential solar power within the city is leased. There have been a few instances where customers have decided to sell their property, and the system was removed by the owner or relocated to their next location.

Responding to Ms. Arndt, Mr. Waddell stated that all new utilities will be installed underground unless it is necessary to do them overhead for reliability. He explained that they will coordinate with all new developers to ensure that the services are installed underground. He noted that if there is a specific location that cannot be placed underground, then they will put them overhead.

Responding to Ms. Arndt, Mr. Waddell stated that the requirement for installation underground was not prompted by state legislation but rather by preference. He explained that it reduces the chance of a stray tree limb falling and knocking out someone's power if placed underground. He noted that they would prefer to have the rest of the overhead power lines, the distribution lines leading to the service underground, as it is more reliable, but more expensive. He explained that if they are up, working, and still serviceable, they will not be taking them down until their end of life.

Responding to Mr. Boggerty, Mr. Waddell stated that the handbook is mainly directed towards construction, residential, and commercial services, and the service classifications. The vendors or providers not properly hanging or burying

their wires, like at Barrister Place, are covered in the licensing and pole attachment agreements. He noted that they have Master License Agreements (MLA) with all the communication providers. He explained that some of the issues at Barrister Place lie within the spooling of the lines, as there are excess lines that are hanging down. He further noted that some of the poles are the service provider poles because there are places within the city where they own the pole lines and the city is attached to them. He stated he is unsure why in the 50's, 60's, and 70's the city did not obtain ownership of the poles.

Responding to Dr. Sudler, Mr. Waddell stated that he was not familiar with the Mount Zion Church project, but if they were provided a new service and it was a new structure, then they would likely be the sole user of the transformer because it would be sized for them. He noted that if they are not the sole user of the transformer, then they would look at the load that they would be adding to the existing transformer and then upgrade that one.

Ms. Andrea Griffin, Customer Service Director, reviewed the proposed Customer Service Department changes, which made current policies clean, clear, and concise, and added them back into the handbook according to the House Bill 62 that was recently passed.

Responding to Mr. Anderson, Ms. Griffin stated that the only change that customers should see would be communication from the Customer Service Department. The customers who are being affected by disconnections due to delinquent balances will receive more communication regarding when they are disconnected in response to House Bill 62.

Responding to Mr. Anderson, Mr. Griffin stated that they are in the process of onboarding the Daupler system, which Middletown currently uses. She noted that the program will make it easier to upload vital contact information, which will allow customers to receive critical information via text messages, emails, or their preferred communication style. She explained that the system will automatically send out information about a disconnect, and the customer will also receive on after 5:00 p.m. when they are on the list for disconnection.

Ms. Arndt moved to recommend approval of the presented revisions to the Electric Service Handbook. The motion was seconded by Dr. Sudler and unanimously carried.

By consent agenda, Dr. Pillsbury moved for approval of the Committee's recommendation, seconded by Ms. Arndt and carried by a unanimous roll call vote.

Mr. Rocha moved for adjournment of the Utility Committee meeting, hearing no objection the meeting adjourned at 6:45 p.m.

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. Rocha and unanimously carried.

Investment Presentation (Councilwoman Hall, and James Elias, Financial Advisor, Edward Jones Investments)

Mr. James Elias, Financial Advisor, Edward Jones Investments, provided the committee with a brief presentation on the services that could be utilized at Edward Jones Investments.

Mr. Elias stated that Jeff Stewart would remain the City of Dover's advisor for municipal bond proceeds, and no changes were expected regarding his role. He focused on investment strategies to maximize returns on city funds while maintaining safety and compliance. He noted that municipal bond proceeds tied to specific capital projects could not be invested through Edward Jones; however, other funds, such as the general fund, reserves, wastewater, water, and electric accounts, were eligible.

He explained that Edward Jones' new partnership with U.S. Bank could align with investment policy requirements for municipalities such as the City of Dover. He highlighted various safe investment options, including Federal Deposit Insurance Corporation (FDIC) Certificates of Deposit (CDs), Securities Investor Protection Corporation (SIPC) protected money market funds currently yielding 4.17%, and CD laddering strategies designed to improve liquidity and returns. He explained that they are implementing with other municipalities money market funds that the municipality is able to utilize for short-term cash (**Attachment #1**). He noted that fixed annuities were also considered a long-term, low-risk investment option, offering rates as high as 5.25% for four-year terms.

Mr. Elias emphasized the importance of optimizing available funds to generate additional revenue for the city's operating and capital needs while ensuring access to cash when necessary.

This item was informational; committee action was not required.

Ms. Hall thanked Mr. Elias for his presentation and thanked him for sitting with Ms. Marney to discuss exploring the investment opportunities for the City of Dover.

Discussion of Delaware House Bill 62 – Termination of Utility Services and Customer Service Policies (Andrea Griffin, Customer Service Director, and Allison Haines, Customer Service Supervisor)

Ms. Andrea Griffin, Customer Service Director, reviewed the background and analysis regarding Delaware House Bill 62 and the changes to the Customer Service Policies.

Staff recommended effectively implementing and communicating to the community, with the understanding that the changes are a state-enforced mandate. Responding to Ms. Hall, Ms. Griffin stated that their current payment arrangement policy allows them to offer extensions four times per year. She explained that there are extenuating circumstances that they are willing to review. She noted that they tend to focus on those whose hardships are less likely to change, like those who are retired, disabled, or have fixed incomes. She explained that they also had to create policy standards that eliminate people who abuse those policies; therefore, they created a standard that cultivates consumer change and creates accountability.

Responding to Ms. Hall, Ms. Griffin stated that providing information regarding resources is a part of the update to the mandate required by House Bill 62. She explained that they have included the information on the back of the utility bill, it is available on the website, and with the new Daupler system, they hope to include the information when a disconnect notice is sent out.

Mr. Rocha moved to recommend accepting the staff recommendation to effectively implement and communicate to the community, with the understanding that this is a state-enforced mandate. The motion was seconded by Ms. Hall and unanimously carried.

By consent agenda, Dr. Pillsbury moved for approval of the Committee's recommendation, seconded by Ms. Arndt and carried by a unanimous roll call vote.

Discussion – Fiscal Year 2025 Audit Program (Patricia Marney, Controller/Treasurer)

Ms. Patricia Marney, Controller/Treasurer, reviewed the background and analysis regarding the Fiscal Year 2025 Audit Program.

Staff recommended acceptance of the Audit Program.

Ms. Arndt moved to recommend acceptance of the audit program. The motion was seconded by Dr. Pillsbury and unanimously carried.

By consent agenda, Dr. Pillsbury moved for approval of the Committee's recommendation, seconded by Ms. Arndt and carried by a unanimous roll call vote.

Ms. Marney provided the Fiscal Year 2024 draft report (**Attachment #2**). She noted that it was not the final audit.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 7:15 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 7:15 p.m.

By consent agenda, Dr. Pillsbury moved for acceptance of the Council Committee of the Whole Report, seconded by Ms. Arndt, and unanimously carried.

MONTHLY REPORTS – JULY 2025

By motion of Dr. Pillsbury, seconded by Ms. Arndt, 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 MAYOR CHRISTIANSEN

By motion of Dr. Pillsbury, seconded by Ms. Arndt, the following appointment was accepted by consent agenda.

Board of Adjustment – Three-Year Term to Expire July 2028

A. Carylin Brinkley

PURCHASE OF VEHICLE – WATER SERVICE PERSON (JASON LYON, DIRECTOR WATER/WASTEWATER/ENGINEERING SERVICES)

Mr. Jason Lyon, Director of Water/Wastewater/Engineering Services, reviewed the background regarding the purchase of vehicles for the Department of Water and Wastewater.

Responding to Mr. Lewis, Mr. Lyon clarified that none of the funding would be coming out of the general fund currently, due to the money coming from the class action lawsuit. He noted that the money was unaccounted for. He also mentioned that he did not think they would be receiving funds from the class action lawsuits from the Periodic acid-Schiff (PAS) contamination.

Responding to Mr. Lewis, Mr. Lyon clarified that the funds were for a water fund vehicle, and there was no general fund involved with the purchase of the vehicle.

Responding to Mr. Lewis, Mr. Lyon stated that the original amount of money that was budgeted for the water account was \$61,000, and the vehicle price came in at under \$74,000. They were roughly \$12,000 short. He noted that the money from the class action lawsuit, the portion that they had received so far, would be using a chunk of the money and offset the shortfall.

Responding to Mr. Lewis, Mr. Lyon clarified that they would be using a portion of the money from the class action lawsuit.

Responding to Mr. Lewis, Mr. Lyon clarified that the rest of the money would stay in a water miscellaneous revenue account until it was necessary or use the money on a different project. He noted that they were still ironing that out.

Responding to Mr. Lewis, Mr. Lyon stated that the need for the vehicle was not due to a vehicle being taken out of commission, but rather because a new employee was hired and required transportation. He noted that it was necessary to purchase a vehicle to run the operations effectively, and there were no additional vehicles available.

Responding to Dr. Sudler, Mr. Lyon clarified that the projected amount from the class action lawsuit that they would be receiving was estimated at over \$300,000.

Dr. Sudler moved for acceptance of the vehicle purchase as recommended by staff, seconded by Dr. Pillsbury.

Responding to Dr. Sudler, Mr. Lyon clarified that the amount would be around \$13,000 to make up for the difference.

Dr. Sudler moved for approval of the vehicle purchase as recommended by staff, seconded by Dr. Pillsbury, and carried by a unanimous roll call vote.

FINAL READING PROPOSED ORDINANCE #2025-13 – AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE IV – OFFICERS AND EMPLOYEES, DIVISION 1 – GENERALLY, SECTION 2-201-COMPENSATION AND EXPENSES FOR MAYOR, COUNCIL, AND OTHER ELECTED OR APPOINTED OFFICIALS

The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of August 11, 2025. The ordinances are available at the entrance of the Council Chambers or on the City's website at www.cityofdover.com under "Government."

Ms. Arndt moved that the Final Reading of the Proposed Ordinance be acknowledged by title only, seconded by Ms. Hall, and unanimously carried.

The City Clerk read the following Ordinance into the record as follows:

ORDINANCE #2025-13 – AMENDING CHAPTER 2 – ADMINISTRATION,
ARTICLE IV – OFFICERS AND EMPLOYEES, DIVISION 1 – GENERALLY,
SECTION 2-201 – COMPENSATION AND EXPENSES FOR MAYOR,
COUNCIL, AND OTHER ELECTED OR APPOINTED OFFICIALS.

Mr. David Anderson, Council Member, reviewed the Proposed Ordinance #2025-13 – Amending Chapter 2 – Administration, Article IV – Officers and Employees, Division 1 – Generally,

Section 2-201 – Compensation and expenses for Mayor, Council, and other elected or appointed officials.

By motion of Dr. Sudler, seconded by Mr. Anderson, Council, by a unanimous roll call vote, Council adopted Ordinance #2025-13 as follows:

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

That Chapter 2 – Administration, Article IV – Officers and Employees, Division 1. – Generally, Section 2-201 - Compensation and expenses for mayor, council, and other elected or appointed officials be amended to read as follows:

Sec. 2-201. - Compensation and expenses for mayor, council, and other elected or appointed officials.

(a) Fees established. In accordance with section 12 of the Charter, authorizing the council to establish compensation and expenses for the mayor, council members, and other elected or appointed officials, the following fees are hereby established:

- (1) Mayor. The mayor shall receive an annual salary of \$52,000.00 (FY 2023). In addition, the mayor shall receive an expense allotment of up to \$5,000.00, to be included in the city's annual budget for miscellaneous expenses, to be reimbursed upon submission of receipts or proper documentation. Expenses in excess of this amount shall only be permitted by council approval. The mayor shall be entitled to all benefits customary to an employee of the city, except pension benefits, and sick and vacation leave.
- 2) Council members generally. Each council member shall receive an annual salary of 18,000.00 (FY 2023). The council president shall receive an annual salary of \$23,000.00 (FY 2023). Council members shall receive reimbursement for actual and necessary expenses incurred when on official business as prescribed by ordinance or policy.
- (3) Board of assessment appeals. Each appointed member of the board sitting to hear appeals from the municipal assessment shall receive \$75.00 per diem reimbursement for expenses for the preparation and attendance at each meeting of the board of assessment appeals.
- (4) Nonemployee election officers. Each person, not a city employee, appointed to serve as an election judge for any municipal election shall receive an amount set by city council for per diem reimbursement for each election attended. Each person chosen to serve as a clerical assistant for any municipal election shall receive an amount set by city council for per diem reimbursement for each election attended.
- (5) Employee election officers. Employees of the city appointed to serve as election judges or officials for any municipal election shall receive an amount set by city council for

per diem reimbursement for expenses for each municipal election attended in addition to their regular salary.

(6) Appointee to council committee. Each appointed member to any city council committee, not serving an elected term to any city office, shall receive \$75.00 for preparation and attendance at each committee meeting to which the member is appointed.

(7) Employee on council committee. Any city employee appointed to a council committee shall receive \$25.00 for reimbursement for expenses per diem for each meeting attended, which is held after 5:00 p.m. on a scheduled workday or at any time on a weekend or city-approved holiday.

(8) Planning commission. Each appointed member of the planning commission shall receive \$100.00 per diem reimbursement for expenses to be paid monthly for preparation and attendance at each meeting of the planning commission.

(9) Board of adjustment. Each appointed member of the board of adjustment shall receive \$75.00 per diem reimbursement for expenses to be paid monthly for preparation and attendance at each meeting of the board of adjustment.

(10) Construction and property maintenance code board of appeals. Each appointed member of the construction and property maintenance code board of appeals shall receive \$75.00 per diem reimbursement for preparation and attendance at each meeting of the construction and property maintenance code board of appeals.

(11) Code Board of Appeals. Each appointed member of the code board of appeals shall receive \$75.00 per diem reimbursement for preparation and attendance at each meeting of the code board of appeals.

ADOPTED: September 8, 2025

CITY MANAGER'S ANNOUNCEMENTS

Mr. Hugg had no announcements.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen announced that there would be two (2) events that were coming soon and that residents would need to check social media for more information. He noted that there will be a music festival on Legislative Mall as well as a peace march on September 14th. He further noted that details were to follow.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Anderson, referring to Mayor Christiansen's comments regarding the music festival at Legislative Mall on Sunday, noted that it could be more than just a music event. He highlighted two (2) international artists, Amillion and Jimmie Allen, both with Delaware ties, who have not only brought music but also community impact. Amillion has organized giveaways such as the

Back-to-School Drive and the Back-to-Life Drive, for which he was glad to help sponsor one (1) of those giveaways. Those efforts are meaningful for families who need school supplies, as well as for those seeking resources connected to recovery. The Back-to-Life Drive, in particular, focuses on healthcare and recovery support, including access to Narcan and other critical resources, aligning closely with National Recovery Month. He announced that on Sunday, September 14th, at Legislative Mall, from about 1:00 p.m. to 8:00 p.m., there will be live music and community activities. Additionally, as the mayor mentioned, the Peace Walk is scheduled for around 12:00 p.m. Together, these events make it not just a celebration, but also an opportunity to provide real support for people in need. Mr. Anderson also wanted to share that on an upcoming agenda, there would be a presentation from the Delaware Department of Justice. He noted that the Department of Justice would be helping the city with some of their local issues because they can only do so much, so the Department of Justice needs to be a partner as well as the community. The community has already given some very important information, and the information has been compiled into a report that the Department of Justice will be giving to council, the community, and the Council Committee of the Whole in the near future.

Ms. Hall wanted to remind everyone that the Veteran Stand Down would be on Friday, September 19th. She noted that if anyone knows a veteran, please bring them out to take advantage of the resources in Schutte Park. She also mentioned that the event was all day.

Responding to Mr. Anderson, Mr. Neil stated that the City Solicitor's statement would be deferred for an additional period of time.

The meeting adjourned at 7:19 p.m.

ANDRIA BENNETT
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by the City Council during their Regular Meeting of September 8, 2025, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/AB

Exhibits

Exhibit #1 – Helena Rose's Lemonade Stand – Lemonade Day



Welcome to Helena Rose's Lemonade Stand, a delightful annual tradition that goes beyond just serving refreshing drinks. Helena Rose is not only an enterprising young entrepreneur but also a compassionate community advocate. Each year, she dedicates a portion of her proceeds to charitable causes, highlighting her commitment to giving back. Her efforts support Friends Feeding Families, Inc., a nonprofit organization focused on alleviating hunger in the community, as well as Towne Point Elementary School, where she invests in educational resources and opportunities for students. Through her lemonade stand, Helena Rose inspires others with her generous spirit and demonstrates the impact of combining business acumen with a heart for service.



COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on September 09, 2025, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Ms. Arndt, Mr. Boggerty, Ms. Hall (arrived at 6:05 p.m.), Mr. Lewis (arrived at 6:03 p.m., left at 9:29 p.m.), Dr. Pillsbury, Mr. Rocha, and Dr. Sudler. Mayor Christiansen was also present (left at 8:06 p.m.). Civilian members present for their Committee meetings were Mr. Cunningham, and Mr. Lewis (*Parks, Recreation, and Community Enhancement*), Mr. Shevock (via WebEx), and Mr. Garfinkel (via WebEx) (*Legislative, Finance, and Administration*).

ADOPTION OF AGENDA

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

Council Reports – August 2025

First District

Dr. Pillsbury reported attending the Annual Veterans Dinner held by Ms. Faye White. She noted that the event was lovely and well done.

Mr. Rocha reported attending the quarterly pension board meeting, the Capital School District Opening Day Ceremony, and a meeting to discuss the Lemon House ordinance with Council President Neil. He also noted attending a meeting with Kent County Commissioners at Kent County Levy Court with a number of colleagues, he met with the Mayor of Little Creek for a discussion on electricity with Mayor Christiansen, Council President Neil, and Mr. Hugg, City Manager. Lastly, he reported attending the Kent County bus tour, where they visited several businesses from Smyrna to the greater Dover area.

Second District

Ms. Hall reported meeting with several community leaders following the forum that was conducted at the Sankofa Center. She noted following up regarding the Group Violence Intervention (GVI) findings and what the next steps look like. She also reported meeting with constituents in the community regarding the issues of break-ins and squatters in the Dover area of properties that are on the market for sale. She noted entertaining some ideas of what could be done to find corrective measures and a strategic plan for the disengaged youth.

Mr. Lewis reported meeting with residents in Clearview Meadow regarding recycling issues, which he was able to work with the employees at Kent County Levy Court to address because it fell under their jurisdiction. He reported receiving a complaint from a resident of Evergreen Drive regarding unkept property issues, which was passed on to Ms. Duca, Assistant City Manager, so that she could have the Code Enforcement Department take care of it. He reported receiving a complaint from a resident in the Schoolview subdivision regarding potholes in the roadway, which he was addressing. Additionally, he reported receiving a complaint from a resident on Orchard Avenue regarding Public Works not picking up dead shrubs and bushes that were left at the curb. He noted that the matter had been taken care of. He noted meeting with members of the community

by Crossgates Park along with Ms. Hall to discuss putting a playground at the park and what the residents wanted. He stated that it was mentioned to place one at Mayfair Park, but the money was allocated in the last budget to put a playground there. He noted that a survey had been conducted and they are waiting on the results from the Parks and Recreation Director.

Third District

Ms. Arndt reported responding to a number of quality-of-life issues with various constituents. She offered kudos to the Parks and Recreation Grounds team as they quickly handled a very large hornet's nest in a neighbor's tree. She noted they came out the next day, and rather than calling a pest control company, they put on a beekeeping suit and took it down themselves.

Fourth District

Mr. Anderson thanked Ms. Sharon Duca, Assistant City Manager, for working on an issue regarding safety concerns on Silver Lake Boulevard. He noted that she was able to find Community Transportation Funds to help resolve the issue. He thanked Senator Paradee and Representative Lynn for the additional help in resolving the issue. Mr. Anderson reported attending many events, including the City/County Committee Meeting that Mr. Rocha mentioned, and was pleased to see continued cooperation between the City and County. Lastly, he reported participating in and sponsoring the giveaway of over one hundred book bags to fourth district children with Holy Trinity Church UAME Church.

Dr. Sudler reported attending the Downtown Dover Partnership meeting to discuss some of the business of the City of Dover. He met with Belinda Main to discuss speed humps in the Simon Circle and Lincoln Park area. Lastly, he reported meeting with representatives from the Veterans Multi-Service Center to discuss various ways to provide adequate housing, new initiatives, and how to address post-traumatic stress disorders.

At-Large

Mr. Boggerty reported attending the National Association for the Advancement of Colored People (NAACP) Freedom Fund Banquet. He spent time researching and gathering information for the Security Ad-Hoc Committee meeting. He attended the Capital School District Opening Day Ceremony and worked with a state agency to give away book bags at the Blue Hen Mall.

Council President Neil

Council President Neil reported meeting with realtor, Todd Stonesifer, and Mr. Rocha regarding a drafted Lemon House ordinance. He reported attending the Caribbean Festival, a breakfast meeting with members of the city council and Kent County Levy Court Commissioners to discuss potential economic development projects, and the City/County Committee meeting. He reported attending the introduction of the new Central Elementary principal at the Dover Public Library, attending the Persimmon Park Place school giveaway program, the Capital School District Opening Day Ceremony, attending the Help Inc. project at Kings Cliffe Mobile Home Park to prepare inexpensive storm windows, and attended the governors signing of numerous bills adding protection to lease land homeowners at the Delaware Public Archives building. He met with the Chief of Police, the Mayor, and Mr. Rocha regarding complaints from an owner regarding 40 South Governors Avenue, and on the same day, met with the Mayor of Little Creek regarding electric rates. He noted that the concern over trees dying in the Capital Station shopping center

was addressed. He reported receiving complaints about events beyond the city's borders for Persimmon Tree Lane, for a Kent County permitted concert and events on private property in a residential area. He worked with Commissioner Angel and President Masten, and the most recent event prompted no complaints. He noted receiving citizen comments by telephone and email regarding the Fraternal Order of Police (FOP) and the Police Chief, many of whom did not support the FOP. Exchanged a series of emails with the President of the Kings Cliffe Homeowners Association regarding continued concerns with homes and the community, and he requested a list of the problem areas to review with staff. Lastly, he reported on the continued efforts of an East Lake homeowner to resolve problems of trash, homeless encampments, loud parties, and sexual encounters by working with various staff members who have provided exemplary service.

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

The Parks, Recreation, and Community Enhancement Committee met with Chairwoman Arndt presiding.

Adoption of Agenda

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

First State Aquatic Project (Courtney Ford, Head Coach, First State Masters Swimming)

Ms. Courtney Ford, Co-founder and Executive Director, and Ms. Julia Gorman, Co-founder and Board President of First State Aquatic Center, reviewed the presentation entitled First State Aquatic Center (**Attachment #1**).

This item was informational; committee action was not required.

Mayor Christiansen stated that all of his children were swimmers, and his grandchildren will be too. He noted that the community lost something when Kent Swim Club closed because lots of kids learned to swim there, and the YMCA is overburdened during swim meets as well as hot. He stated that he liked Ms. Ford's idea to use the old Macy's building, as it may be an idea they are open to. Mayor Christiansen explained that he is on the Prescription Opioid Settlement Distribution Commission and to date have received twenty-eight million dollars, and there should be thirty-eight million more to be distributed. He explained that a pool for the City of Dover and Kent County would be a nice addition.

Mr. Boggerty expressed his excitement surrounding the presentation as his daughter swam competitively. He noted that it was fulfilling to watch the kids draw tiny bubbles on their arms and all of the fun things they did at competitions. He explained that there were often close to five hundred people in and out of swim meets. Mr. Boggerty stated that his grandchildren are also learning to swim, but that, as an African American, swimming is often lost because they are not introduced to swimming at a younger age. He explained that he would love to support the initiative and help individuals who have not been introduced to swimming properly. He recalled reading an article where a young African American man drowned because he did not know how to swim while out on the water and thought he was safe.

Responding to Mr. Boggerty, Ms. Gorman noted that advocating for a 50-meter facility would give the flexibility to run two 25-yard swim meets at the same time, which would cut a very long day into a shorter one.

Mr. Neil expressed his excitement, noting that sports and families bring in economic development, much like the D.E. Turf Sports Complex. He stated that the D.E. Turf has been a smash hit, and with lots of teams comes lots of people, and those people will spend their money in the city. Mr. Neil noted that there will be questions about the cost and location.

Responding to Mr. Lewis, Ms. Ford stated that one of the reasons they highlighted the Greensboro Aquatic Club was that they run a program called the Healthy Lifestyles Program through their school to aid those suffering financial hardship. She explained that the second graders are bused to the aquatic center for part of their school day. She noted that they intended that the center would be an economic driver and bring in tourism with the big competitions. Those competitions would then provide funding to offer the community programs at substantial discounts or as a part of the school curriculum.

Responding to Mr. Lewis, Ms. Ford stated that the short answer would be yes, the center would be open to the youth. She explained that the details will come from the feasibility study, but their goal is to build the center large enough so that it can provide funding for free programs to the community.

Ms. Hall thanked Ms. Ford and Ms. Gorman for their presentation. She noted that it could be a financial struggle to be able to afford membership to the YMCA for kids to get swimming lessons, and she is in support of their plan. She asked that they partner with the schools to reach the most vulnerable children and give them the opportunity, so that parents will know that it is an available resource.

Mr. Anderson thanked Ms. Ford and Ms. Gorman for bringing forward an innovative program that will be of great value to Kent County and hopefully the City of Dover. He noted that the opioid settlement money is supposed to be used for reducing opioid dependence and it is specifically stated in the settlement. He explained that making them get into treatment and setting up treatment facilities in Kent County is the best use of that money. He stated that there are lots of other pots of money, grants, partnerships with schools, and programs that are available.

Mr. Rocha expressed his excitement surrounding the presentation and the different models provided. He noted that he concurred with Mr. Anderson and that the opioid money would be best spent in the area of mental health and substance abuse issues. However, he believed that there could be a tie to therapeutic help for those with mental health and substance abuse issues. Mr. Rocha recalled growing up in Long Island, where he did not learn to swim in a pool either. He stated that he caught a bus at the elementary school, and they were bused to Hampton Bays, where they dove into the water, were taught to float, and then had to figure the rest out on their own. He also recalled his dad being sent to Little Rock, and every hotel they stayed at during the drive, he would swim laps in the pool. He explained that salt water has benefits, but he preferred swimming in fresh water. He recommended having a facility indoors and would offer any support that he could.

Mayor Christiansen explained that it does not state that the city cannot be creative with the opioid funds. He noted that swimming can be very therapeutic and help in several different ways. He explained that funds are waiting to be utilized, and the funds that had been distributed disappeared. He stated that it is time the city looks at something meaningful, and the aquatic center is something meaningful that could help the entire community by giving the kids a place to go.

Review of Active Recreation Plan – The Governor: Mixed Use Building at 120 S. Governors Avenue (Located at 120 S. Governors Avenue and associated parcels at 105, 111, and 115 S. New Street: Site Plan/Architectural Review Certification S-25-11/HI-25-02) (Dawn Melson-Williams, Principal Planner)

Ms. Dawn Melson-Williams, Principal Planner, reviewed the background and analysis of the Active Recreation Plan of The Governor located at 120 S. Governors Avenue.

Staff recommended approval of the Active Recreation Area Plan for the project, subject to the conditions outlined in the Active Recreation Review Report.

Responding to Mr. Anderson, Ms. Melson-Williams stated that the active recreation requirements are satisfied by what is in the proposed building. She noted that the three small parcels located on South New Street, where they proposed a park-like setting for the dog run and playground space, would increase the availability of recreation. However, the increase would not hold up the project because it does meet the minimum requirements for active recreation with the spaces that they are proposing in the building. She noted that it is subject to the site plan review process with the Planning Commission, and they would be looking at the whole thing, and if there are any specific conditions that should be considered at that time. The park area includes a proposal for a playground area, which she believed is part of their strategy to meet the outdoor play requirements for the child daycare center that was proposed in the building. She noted that some of the requirements are at the state level when they involve childcare services.

Responding to Mr. Lewis, Ms. Melson-Williams stated that the review of the active recreation plan is part of the site development plan review process for the development of the property located at 120 South Governors Avenue. She noted that the land is owned by the Downtown Dover Partnership and was identified as a key project in their overall transforming downtown Dover plan. However, the transforming downtown Dover plan was a vision plan and not a plan authorizing immediate construction of any projects that were identified in the plan. Ms. Melson-Williams stated that they are currently in the process outlined by the zoning ordinance for a site plan review, and as part of that site plan review process, one of the stops is with the Parks and Recreation Committee to review the active recreation plan.

Responding to Mr. Lewis, Ms. Melson-Williams stated that the project was filed as a site development plan and earlier in the summer went before the Historic District Commission because the land was within the city's historic district. She explained that the Historic District Commission had some review responsibilities regarding how projects are constructed in the historic district. She noted that on Monday, September 15, 2025, the site plan was scheduled for review and public hearing before the Planning Commission where they will evaluate the site plan including the active recreation area plan as well as their final action on the architectural review certification for building in the historic district.

Dr. Sudler expressed concerns regarding the concern with paraphernalia and contamination issues on South New Street and New Street. He explained that he would hate to see any of the youth in the area stuck by a contaminated needle. He recommended coming up with a plan to address the issues in the area to get it cleaned up as the area continues to be developed.

Mr. Anderson moved to recommend approval of active recreation plan for the project subject to the conditions outlined and the active review report as recommended by staff. The motion was seconded by Mr. Rocha and carried with Mr. Lewis voting no.

Ms. Arndt moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting, hearing no objection the meeting adjourned at 7:00 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

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

Investment Portfolio Presentation (Patricia Marney, Controller/Treasurer, Martin Hammond, Managing Director, PFM Asset Management, and Jeff Fasino, Senior Managing Consultant, PFM Asset Management)

Ms. Patricia Marney, Controller/Treasurer, and Mr. Martin Hammond, Managing Director, PFM Asset Management, reviewed the presentation entitled City of Dover Investment Performance Review for the Quarter Ended June 30, 2025.

This item was informational; committee action was not required.

Responding to Ms. Hall, Mr. Hammond stated that first and foremost, they look at the investment policy, which has three different goals. Safety of principle, adequate liquidity, which is being met, and returns. He explained that the greatest focus is on safety and liquidity.

Responding to Ms. Hall, Mr. Hammond stated that when looking at the yielding goals, they do review the risk of tolerance to determine what types of products are being used to achieve the goals. He explained that an important component of managing governmental funds while putting the portfolio together is to make sure that it is well diversified and meets the three goals mentioned, while not taking on too much interest rate risk. He noted that he has been talking with some clients about extending the duration to instead of a two-year duration target to a five or six-year duration target. He explained that those moves come with their own underlying risk, and there would need to be a conversation about whether or not the changes meet the risk tolerance for the city.

Responding to Dr. Sudler, Mr. Hammond stated that continuity of service is very important to them. He explained that they run stress testing on portfolios and their ability to manage dollars. He

also noted that they have a process where they run through a scenario where servers go down and they need to pull up the portfolio managers somewhere because of an unfortunate economic event.

Responding to Dr. Sudler, Mr. Hammond stated that diversification is important when talking about managing portfolios. He explained that they only invest in very high-quality fixed income, so there are no equity holdings in the portfolio. When looking at investing outside of federal agencies or US treasuries, there are very strict guidelines that are included in the investment policy. The investment policy states that they can only invest up to fifty percent of the portfolio in “riskier” risk assets. Risk assets are not necessarily comparable to equities within fixed income. For example, corporate debt, fifty percent of the portfolio may not be held in corporate debt. Also, the maturities have to be within a certain timeframe, and the policy has a ten-year limit; they are currently investing five years out. Additionally, there are credit rating requirements. Every single security that is bought in the corporate space has to be rated A or better by one of the rating agencies.

Responding to Mr. Neil, Mr. Hammond stated that, typically, you would not want to have cash flow to the bank for your custodian and not earn anything. He noted that an institutional share class money market, mutual funds yield around four percent annualized currently. He explained that if Morgan Stanley were to make a coupon payment of around \$32,000, which is generally not enough to buy a new security because the rate will be lousy, it would become an odd lot. Typically, they would wait until they were doing another trade and bundle the cash up to buy another security, as something that makes more sense for the city. He noted that from time to time, there will be small amounts of cash in the portfolio, earning interest, while waiting to be soaked up during another trade or when more coupon payments are made in a dollar amount that is bigger and more palatable to the market.

Change Order – Meeting House Branch Drainage Improvement Project (Jason Lyon, Water & Wastewater Director)

Mr. Jason Lyon, Water and Wastewater Director, reviewed the background and analysis of the change order for the Meeting House Branch Drainage Improvement Project.

Staff recommended approval from City Council of the proposed amendments to the engineering design scope by the consulting firms to complete the design of the project.

Responding to Ms. Arndt, Mr. Lyon stated that the feasibility study has nothing to do with the Bayhealth property, as it has no bearing on the design of the project. The feasibility study is for the contaminated portion of the project, which is down by the river. He explained that the feasibility study that was noted was to see if it would be feasible for the pipes to be moved around the building, and not a feasibility study with an environmental component.

Responding to Ms. Arndt, Mr. Lyon stated that the change order number to the \$12,000 original change order is being paid for by Bayhealth. He noted that there was another change order that was not listed because it is going directly to Bayhealth in the magnitude of \$90,000 for the redesign so that AECOM could go around the building to make sure all of the hydraulics work.

Responding to Ms. Arndt, Mr. Lyon stated that Kent County is not offering any support or services to locate the force main due to the city initiating the project. He explained that it is a standard

practice used in municipalities. When a developer comes in, they are responsible for any and all utility upgrades.

Responding to Ms. Arndt, Mr. Lyon stated that if someone were to dig in their backyard, they would want to find the location of their Comcast internet. Comcast would come out and spray paint the area, but there would be no guarantee on the depth of the utility. He explained that they roughly know the horizontal location of the force main, but they do not know the depth. The depth is from the top of the grade to the bottom of the pipe, and it is imperative that they find out the depth. Kent County is not responsible for locating the depth, only the horizontal location.

Responding to Ms. Arndt, Mr. Lyon stated that those who have been around Dover for a long time know that there have been spills that have happened to that pump station due to the age of the system. Lastly, Mr. Lyon noted that he is not aware of any plans for Kent County to do any upgrades that may go alongside the work that the city is doing.

Responding to Dr. Sudler, Mr. Lyon stated that the force main was constructed in the sixties, and they worked vigorously with Kent County to find out if they had any as-built plans. He explained that the concern they have is that, as the plans were created, in that timeframe, the city utilized the area for a landfill; therefore, the information is inaccurate. He explained that the minimum depth would be about three feet for a gravity force main. The problem will be that they have to go underneath the pipe that was discharging into the river, which was deeper than three feet. Therefore, they do not know how deep the pipe is buried.

Responding to Dr. Sudler, Mr. Lyon stated that all the work that will be related to Bayhealth, which was change order number two and the one that was not included in the presentation, has been paid for by Bayhealth. They have a master plan for their long-term growth, and both Bayhealth and the City of Dover agreed that it would be in both parties' best interest to not build the stormwater where they are going to be building in the future. Mr. Lyon explained that they do not know when they are going to be building, but it is in their master plan. He noted that they worked with Bayhealth to realign the location and go around where their proposed footprint is for the future, so that there are no issues long-term.

Responding to Dr. Sudler, Mr. Lyon stated that Bayhealth will not be enduring any of the costs regarding the contamination because the contaminated location is nowhere near the Bayhealth property; it is only on the city property.

Responding to Mr. Boggerty, Mr. Lyon stated that from Lincoln Park, where Charity Street is, through the northeast portion of Eden Hill, and then back towards what was the old Dover Light and Gas on New Street, is a drainage basin that is very large. The water that is coming from the west side of the railroad tracks to the property is coming from upstream. The work that is being done from Governors Avenue down, is downstream. He noted that the improvements would drastically improve the drainage of the intersection of Water Street and Governors Avenue.

Responding to Mr. Boggerty, Mr. Lyon stated that the Brownfield study is not available to use because the city is the owner of the property. He explained that if the city were purchasing the property from someone, they would have access to that. Mr. Lyon noted that they did submit a

congressional directed spending from Lisa Blunt Rochester's office, and so far, it was approved at the local level, and it is currently sitting at the federal level. He explained that he cannot guarantee that the city will get the money, but they asked for \$1.4 million to help offset the cost of the project, which can be used at any phase of the project.

Responding to Mr. Boggerty, Mr. Lyon stated that the funding would cover more than the change order. The change order was for \$150,000, and the funding was \$1.4 million.

Responding to Mr. Lewis, Mr. Lyon stated that environmental aspects are not his forte, but he can say that when the project is approved, it will be dutifully reviewed by DNREC. He explained that the feasibility study will lead to how things are addressed as the project is ongoing. All of the contamination that had been found had been at least four to five feet deep underneath soil, concrete, and fill that had been put on the site. Many years ago, there was an incinerator that was on the site where they would take their trash, burn it, and put it in the landfill. He noted that, as unfortunate as those things are, they have to be addressed. He explained that he has concerns for every project, but if they are to go through the process and have the project tightened up so that DNREC is okay with everything, then they will be in good shape.

Responding to Mr. Lewis, Mr. Lyon stated that he could not make any guarantees on how much more money the project may cost. He explained that he hopes that they can find the infrastructure, that it is in a place that they can design around, and then continue on and finish the project.

Responding to Mr. Lewis, Mr. Lyon stated that during the construction phase, there would be a hold harmless agreement against the city contractor, who would take all responsibility during the construction phase for anything environmental.

Dr. Sudler recommended preparing for the short-term and long-term risks of people being exposed to contamination during the feasibility study.

Responding to Dr. Sudler, Mr. Lyon stated that he believes all of those things will be worked out in the feasibility study with the effects of the construction long term, and if it is not part of the study, he will speak with the environmental consultant.

Responding to Ms. Hall, Mr. Lyon stated that every project that goes out to bid is reviewed by the city's insurance broker for minimum insurance requirements. He explained that some may carry a \$5 million rider, and some might carry \$10 million. He stated that the information is not provided until the project is fully designed. He explained that when they receive bids for a project, they review them, look at a myriad of factors with the bidder, which includes making sure they have proper insurance coverage associated with their business name. As a part of their agreement, they have to make sure they keep their insurance up to date with the city.

Responding to Ms. Hall, Mr. Lyon stated that he can bring her concerns to the insurance broker and make sure they are aware of her concerns.

Mr. Rocha recommended having a town hall meeting similar to the one done by the Electric Director regarding the destruction of the McKee Run plant. He explained that the meeting could help inform the community of the contamination and removal plans.

Responding to Mr. Rocha, Mr. Lyon stated that he believed that it would be a great idea, and they could do something similar to their Persimmon Park Place drainage project.

Responding to Mr. Anderson, Mr. Lyon stated that the city entered into a volunteer cleanup program with DNREC due to the fact that the location has been contributing to issues in the river. He noted that the importance of the project is paramount. He stated that there is a hospital, family courthouse, and businesses in the area that experience flooding, and it is something that must be tackled. Additionally, the site is not currently being used, and if it could be turned into a park or recreational area for the public rather than sitting stagnant, it could offer a great social impact to the community.

Mr. Rocha moved to recommend accepting the staff recommendation for the approval of the proposed amendments to the engineering design scope by the consulting firms. The motion was seconded by Mr. Neil and unanimously carried by a roll call vote.

Mr. Rocha moved to refer to staff when the time is appropriate, to hold a town hall meeting for the community in the surrounding areas of Meeting House Branch to discuss the environmental concerns and educate the community on environmental concerns when the project is in full motion. The motion was seconded by Ms. Hall and unanimously carried.

County and Municipal General Pension Plan Update (Naomi Poole, Human Resources Director, Patricia Marney, Controller/Treasurer, and David S. Hugg, III, City Manager)

Ms. Naomi Poole, Human Resources Director, and Ms. Patricia Marney, Controller/Treasurer, provided updates regarding the County and Municipal General Pension Plan.

This item was informational; committee action was not required.

Ms. Poole recapped that in the later part of 2024, a town hall meeting was held for all employees where the State of Delaware provided information and allowed employees to ask questions. The Human Resources Department also completed a survey that was sent out to gauge the interest of the eligible employees and whether they would like to join a pension plan. She noted that eighty-two employees were on board with a pension, and nine employees said no.

She explained that in June of the current year, they met with the state, which had made changes to their requirements. She noted that the first option includes that every current and future employee must join the pension plan, and there will be no option for an employer buy-in, which is different than the original plan. The second option would be that all current employees would stay on the current 401/457 plan with the employer match, and that anyone hired after a certain timeframe, which the city could choose, would automatically be entered into the pension plan. For example, the city could say that anyone hired after November 1, 2025, would automatically be entered into the pension plan, which would benefit new hires joining the organization. The third option was that every current and future employee must join the pension plan to include an employer buy-in for five, ten, or all years of service.

After reviewing the information, she noted that Mr. Hugg, Ms. Duca, Ms. Marney, and she had settled on option three and were moving forward with option three. She explained that Ms. Marney

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was tasked with researching what the cost of option three would be, if it was viable, and could the city afford it.

Responding to Dr. Sudler, Ms. Poole stated that option three is a good option because the city would be buying in the years of service rather than the employee starting at day one. However, it is the costlier option. She noted that the difference is that they were told by the state before June of 2025 that the employee would have the option to join the pension or stay on the 401/457, and now that option has been taken off the table.

Responding to Dr. Sudler, Ms. Poole stated that the options presented have not been presented to the employees yet.

Ms. Marney stated that they have taken the last few months to do quite a bit of research, as the State of Delaware Pension Office provided them with the specific Internal Revenue Service (IRS) code outlining why they made drastic changes from the original discussion. She noted that based on 2023 actuarial estimates, they could purchase all years of service for about \$8.3 million, ten years of service for \$5.8 million, or five years of service for \$3.8 million. She noted that to be able to draw a pension, the employee must have at least five years of documented service. She explained that the state did say they would do a new actuarial report, but they did ask that the city base its funding on the 2023 numbers. Ms. Marney stated that it would be a large one-time expense that has to be paid all at once. She stated that it is up to city management and the city council to decide if they should look for the funding, and could it can be funded. She noted that the funding was not included in the Fiscal Year 2026 budget, and the totals came when they were finalizing the budget for Fiscal Year 2026.

She explained that the research was done based on option three, but if they want to benefit the most employees, they may want to look at option one, but there would be no buy-in for years of service. She noted that they could ask employees to fund a portion of the money that would be needed for the buy-in of years of service; however, that could lead to financial hardship. She noted that employees cannot access their current retirement plans due to the plan wording, and they cannot do early withdrawals, and if they could, it would come with penalties through the Internal Revenue Service (IRS).

Responding to Mr. Anderson, Ms. Marney stated that there would be no cost with option one because there would be no buy-in, and everyone would start fresh, regardless of the time that they had worked for the city. She also noted that they would still have their 401/457, but they would no longer receive a match. Option two would have no cost because all current employees would stay in the 401/457 plan with their current matches, and then any new hires, depending on the date effective, would be in the pension plan and not qualify for the 401/457.

Responding to Dr. Sudler, Ms. Marney stated that the presented information does not affect the city's general employee pensioners or the police pensioners, only the current employees.

Responding to Mr. Lewis, Ms. Marney stated that the way the current plan documents are worded, an employee cannot withdraw from their 401A, the 457 they can withdraw from but not until they

have reached fifty-five and a half. She explained that there is no provision that allows the employee to access the money now.

Ms. Arndt asked that they be provided with a matrix of the different options, the pros and cons, the cost to the city, and the impact to the employees.

Responding to Mr. Boggerty, Ms. Marney stated that there is a rollover option in the plan. She stated she would review the information and provide an update. She noted that typically the rollover provision is to an IRA and not into a pension plan.

Responding to Mr. Rocha, Ms. Marney stated that they do not lose access to their 401, and they could make the decision to roll it into an IRA on their own. For example, if the city chose option one and everyone is joining fresh, the employee would still have their 401. The contributions from the city and the contributions from the employee would still belong to the employee and no longer belong to the city. The city would no longer provide a match, and the employee would receive access to roll over the funds if they wished. She stated they should be able to bring the matrix information back at the first meeting in October.

Mr. Rocha moved to refer the topic back to staff with the suggestions that council made and to report back at the first Legislative, Finance, and Administration meeting in October. The motion was seconded by Ms. Hall and unanimously carried.

Small Local Cybersecurity Grant Program (SLCGP) Grant Approval for FY26 Information Technology Projects (Joseph Simmons, Information Technology Director)

Mr. Joseph Simmons, Information Technology Director, reviewed the background to the Small Local Cybersecurity Grant Program (SLCGP) Grant Approval for FY26.

Staff recommended approval of the following Small Local Cybersecurity Grant Program (SLCGP) grants totaling \$316,000 through the Cybersecurity and Infrastructure Security Agency (CISA): SLCGP-23-1157, SLCGP-23-1158, SLCGP-23-1159, SLCGP-23-1160, SLCGP-23-1161, and to authorize the City Manager to perform the necessary budget amendments based upon the award.

Dr. Sudler moved to recommend approving the staff recommendation for approval of the Small Local Cybersecurity Grant Program totaling \$316,000 through the Cybersecurity and Infrastructure Security Agency. The motion was seconded by Ms. Arndt.

Responding to Mr. Rocha, Mr. Simmons stated that, like with all federal funding, they must avoid a possible displacement of the budget. He explained that the grant would not cover anything that has already been budgeted. For example, it cannot be used for ongoing costs that have been paid for the last two years, service fees, or payments on equipment. The grant can only be used for new equipment, a new program, or new software and hardware.

Responding to Mr. Rocha, Mr. Simmons stated that the reason the Dover Police Department was granted the computers was because of an unfunded mandate. He noted that the Fire Marshal's Office would also be receiving computers because of the mandate, as they also connect to the Delaware Criminal Justice Information System (DELJIS). He explained that DELJIS has a

mandate that has minimum requirements for the computers. Lastly, he noted that the city would receive funding for upgrades to the servers and any network equipment.

Responding to Mr. Rocha, Mr. Simmons stated that the current endpoint detection system, CrowdStrike runs on every computer. He noted that it would run on Windows 10 and report back any abnormal activity. He expressed understanding of Mr. Rocha's concerns that, at some point, those systems will have to be upgraded to keep ahead of the curve and work effectively.

Responding to Dr. Sudler, Mr. Hugg stated that they do have the ability to reallocate funds within the Information Technology budget. He noted that they are not planning to move any money out of the budget because, in all actuality, they need twice as much funding as was received. He noted that the fundamental system is in a much better place, and things are being replaced that should have been replaced a few years ago.

Mr. Simmons noted that the grant is a reimbursable grant that is fully funded, and the money has already been transferred to the Delaware Emergency Management Agency (DEMA). He noted that once the city is able to provide a proof of purchase to DEMA it would take approximately thirty days for DEMA to provide the city with a check.

Dr. Sudler moved to recommend approving the staff recommendation for approval of the Small Local Cybersecurity Grant Program totaling \$316,000 through the Cybersecurity and Infrastructure Security Agency. The motion was seconded by Ms. Arndt and unanimously carried.

Non-Bargaining Step Proposal Discussion (David S. Hugg, III, City Manager)

Ms. Naomi Poole, Human Resources Director, and Ms. Patricia Marney reviewed the background regarding the non-bargaining step proposal.

Staff recommended discussion and direction for staff.

Mr. Anderson expressed support and noted that a scale is needed. He explained that the union scales have a basic scale, and then the cost-of-living scale is negotiated and can change. He recommended building a basic scale to move employees along and then a cost-of-living scale that could be built into the budget.

Dr. Sudler expressed support for the escalation and advancement of the non-bargaining employees.

Ms. Andria L. Bennett, City Clerk, noted that often when people think of non-bargaining, they think of department heads. However, many departments have staff who are considered part of the non-bargaining unit due to the nature of their job. For example, the clerk's office had a person go to the planning department and take a pay cut, but because she is now union, she will likely surpass her previous salary at a faster rate.

Responding to Mr. Lewis, Mr. Hugg stated that they were not looking for a vote. They wanted to obtain clarification as to whether the proposal was something that council wanted them to continue to look into.

Mr. Lewis stated that he would like more information.

Responding to Mr. Lewis, Ms. Marney stated that there was an estimated cost of \$135,000 for Fiscal Year 2026, and it would be similar if backdated for Fiscal Year 2025. The total expenditure would cost about \$300,000. She noted that they would be going from a min, mid, max scale to an actual step scale. It would provide a three percent growth between steps, and then the cost-of-living increases. She explained that if they were to implement the scale mid-year, it would be about a \$70,000 budget amendment.

Ms. Poole noted that they are seeing employees leave at a high rate. She explained that when considering the costs, they must consider the overall costs of vacancies, and what does that mean from a cost perspective? She explained that it will be put into perspective when they do the math and figure out what the cost would be to keep the employees by creating a scale that makes sense, as opposed to having them leave.

Responding to Mr. Boggerty, Ms. Marney stated that there are twenty steps, and they modeled the scale based on the recent changes made with the American Federation of State, County, and Municipal Employees (AFSCME) union contract. She explained that they recently went from a min, mid, max scale to an actual step scale like the other unions.

Responding to Mr. Boggerty, Ms. Marney stated that they would evaluate where everyone is currently, how many years of service they had, and where they would fall on the scale dollar-wise. She clarified that the employees would continue to step up until they get to 20 on the scale, and then they would only be given the cost-of-living increase thereafter.

Mr. Anderson expressed his support and stated that a mid-year raise should not be difficult, and they should be able to find the \$65,000, but he would like to see a proposal on where the money would come from. He also expressed interest in seeing a proposal for the retroactive \$130,000.

Responding to Mr. Boggerty, Ms. Marney stated that the city can do one-time bonuses, and it has been done in the past if council so chooses.

Mr. Neil noted that the difference between the two is that a bonus may be given, and the scale, the employee knows that it will be coming and is a built-in incentive. He stated that he was looking at a room full of employees he has a great deal of respect for, and he would like them to know that it was not just a handout on occasion. He explained that some people do not want to spend money, but sometimes you have to if you want to keep good people.

Mr. Anderson also asked that staff bring back the numbers that show what a one-time bonus would cost and where the funding would come from, in addition to the information for the mid-year raise and the retroactive \$130,000.

Review of Application for the Economic Development Fund (David S. Hugg, III, City Manager)

Mr. David S. Hugg, III, City Manager, reviewed the application for the Economic Development Fund.

Staff recommended reviewing, revising, and approving the Economic Development Fund Application.

Mr. Anderson noted that there was an accidental merger between the community development and the economic development applications. Therefore, some corrections had to be made. On the last page, where it said Parks and Recreation Committee, it should say Legislative, Finance, and Administration Committee.

Responding to Dr. Sudler, Mr. Hugg stated that when the applicant is asked to do their project description and identify the location, one of the things they will look for is that the location is not in a wetland or brownfield setting. He noted that one of the reasons they asked for zoning was so that the applicant would not want to put an industrial building in a residential neighborhood or vice versa.

Mr. Anderson clarified that the economic development fund is not for nonprofits, but the community development fund is. He explained that there were two funds that came about around the same time, and the guidelines were passed at the same time. He noted that the applications are being made separately because if the city wanted to join Kent County for a partnership to do something that costs a couple of million dollars, it would be allowed. He noted that if there was a smaller program like the Workforce Development Program, the proposed application could provide up to \$50,000.

Mr. Anderson recommended placing the application and the guidelines on the city website.

Ms. Hall moved to recommend the adoption of the application with the technical corrections. The motion was seconded by Mr. Rocha and unanimously carried.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 9:31 p.m.

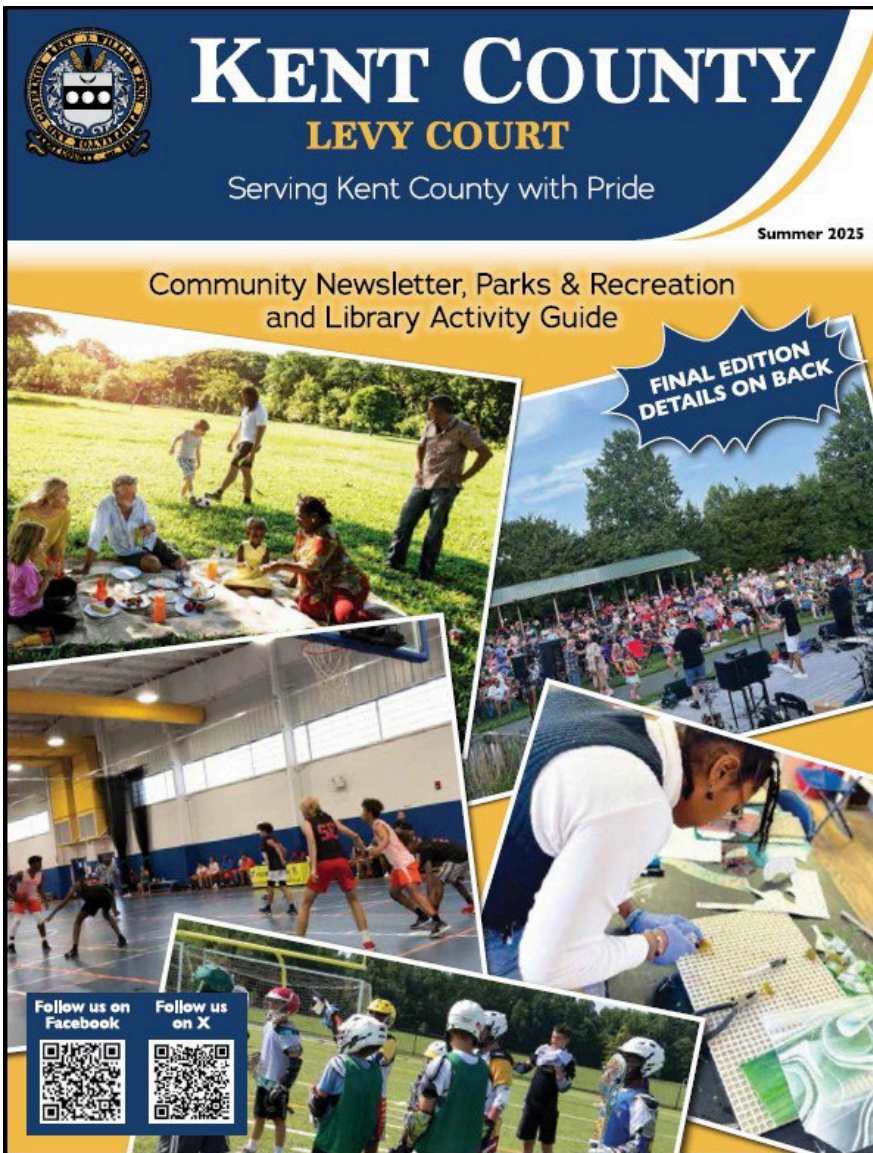
Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 9:32 p.m.

Fred A. Neil
Council President

Attachments

Attachment #1 - Presentation entitled "First State Aquatic Center"

First State Aquatic Center



How many swim lessons are offered by
Kent County or City of Dover?

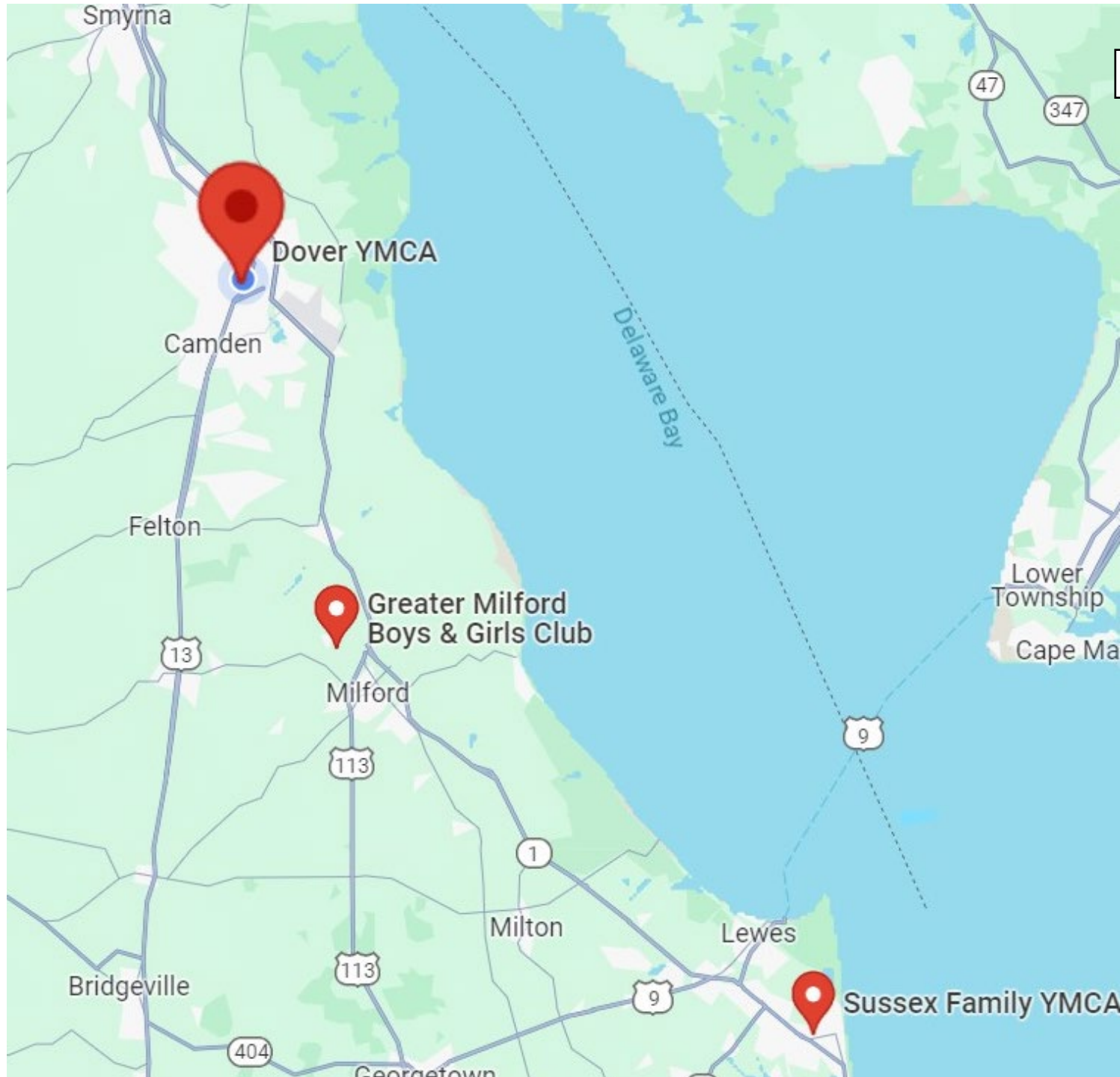


Item #12.

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**After Labor Day, where
in Kent County can
someone go to partake
in Aquatic education and
recreation:**





Problems worth solving in Central Delaware

Item #12.

Unable to host Regional and National Aquatic Events:

FSAC to host competitions bringing in athletes and families
the Middle Atlantic and BEYOND

- Swimming - all ages and abilities
- Triathlon
- Waterpolo
- Underwater Hockey....to name a few

Lack of year-round aquatic opportunities in Central Delaware.

FSAC to offer activities that complement other City of Dover
and Kent County entities - DAFB families; DE TURF

Drowning remains the leading cause of injury-related death for children ages 1-4

Item #12.



‘Learn to Swim’ healthy lifestyle program
Greensboro Aquatic Center, NC

Page 54

USA Swimming Local Swimming Committees & Zones

Item #12.



POOL OF DREAMS BUILD IT AND THEY WILL COME

- 500-800 Athletes + Families
- Seating for 1500 spectators
- Multi-day Invitational & Tournament events 40+ weekends
- Advertising and Sponsorship revenue
- \$\$\$\$ Food, Lodging, Entertainment, Shopping

Zero Entry, Multi-Use

Item #12.



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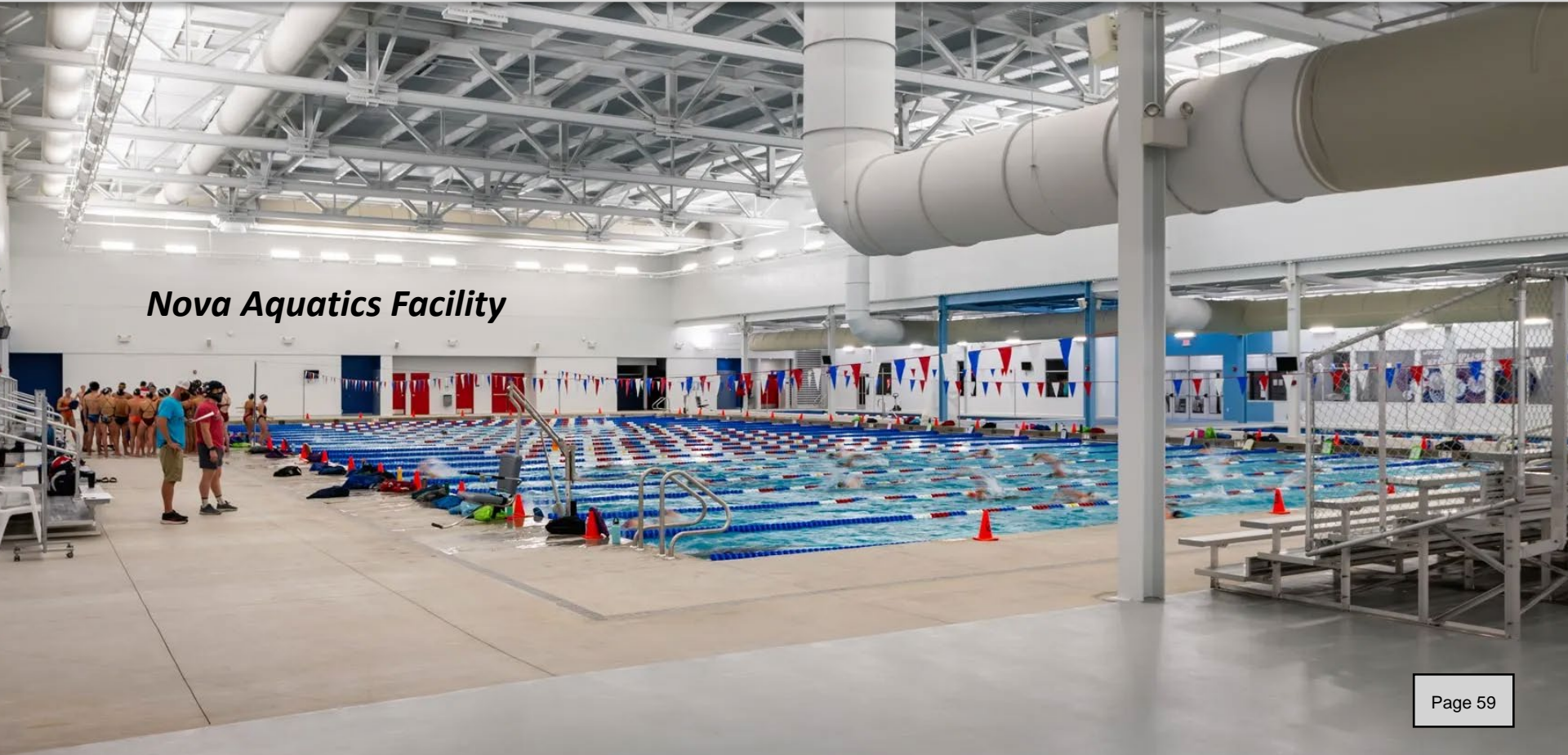
Obstacle Course & Outdoor Features

Item #12.



This elite aquatics facility will embolden tourism to Central Delaware, bringing regional and national recognition while creating an accessible community space in a modern environment.

Nova Aquatics Facility





Lucas Oil Stadium

New Castle County

Historic New Castle
and Dupont Legacies

Sussex County

Beaches and Outlets

Kent County

NASCAR, DE Turf,
DSU Sports, **FSAC**

*Revitalize the heart of Kent County
Destination for sports tourism*

Dear Supporter of the FSAC initiative,

July 15, 2025

A place to swim, heal, train, and belong — that's the vision behind the First State Aquatic Center (FSAC). A year-round aquatic and wellness facility designed to meet critical needs in Central Delaware and the Mid-Atlantic region. Despite being a state surrounded by water, Delaware currently lacks an indoor 50-meter pool and has few facilities that are fully accessible to veterans, seniors, families, and athletes all in one place. FSAC will change that.

The proposed facility includes:

Board of Directors

Community Engagement

Nanette Holmes
Sean Saxton
Janie Warren

Planning and Strategy

Strohm Edwards
Jennifer Holmes
Maj. Joel Loftus
John Van Gorp

Resource Development

John Cribbin
Laurie Judy
Knolan Rawlins

- A 10-lane, 50-meter competition pool with seating for 1,500+
- An 8-lane short-course pool for lessons, rehab, and fitness
- A zero-depth entry warm therapy and teaching pool
- Outdoor water feature
- Fitness facilities, classrooms, and meeting space
- Dedicated access for teams, masters swimmers, and community use

FSAC will be more than a pool. It will be a community anchor, public health resource, and economic driver — hosting local and regional meets, creating jobs, and delivering life-saving swim instruction.

Your support will help us:

- Fund the feasibility study
- Complete design and engineering plans
- Begin site work and permitting

Whether you give \$50 or \$5,000, your donation directly supports this bold and vital project. Make a secure, tax-deductible gift at donorbox.org/fund-the-feasibility-study, scan the QR code below, or contact us to explore sponsorship and other giving options. Together, we can build something transformative for Delaware.

With appreciation,

Courtney Ford

Courtney Ford
Co-founder & Executive Director

Julia Gorman

Julia Gorman
Co-founder & Board President





Follow us on social media | **@1stMasters**

Watch our FSAC presentation on YouTube | **@1stMastersDE**

Sign the petition | **tinyurl.com/ynxrkx3k**

Email us | **FirstStateMastersSwimming@gmail.com**



PETITION TO AMEND ZONING DISTRICT

First Reading before the Dover City Council

September 22, 2025

Application: Lands of Bayhealth Medical Center, Inc. at 600 South State Street
Rezoning RG-O/SWPOZ to IO/SWPOZ

Owner: Bayhealth Medical Center, Inc.

Address: 600 South State Street, Dover DE

Location: Located at the southwest corner of South State Street and South Street

Tax Parcel: ED-05-077.13-02-48.00-000

Size: 1.0053 +/- acres

Present Use: Office Building

2019 Comprehensive Plan – Land Use Category: Institutional

Present Zoning: RG-O (General Residence and Office Zone)
SWPOZ (Source Water Protection Overlay Zone)

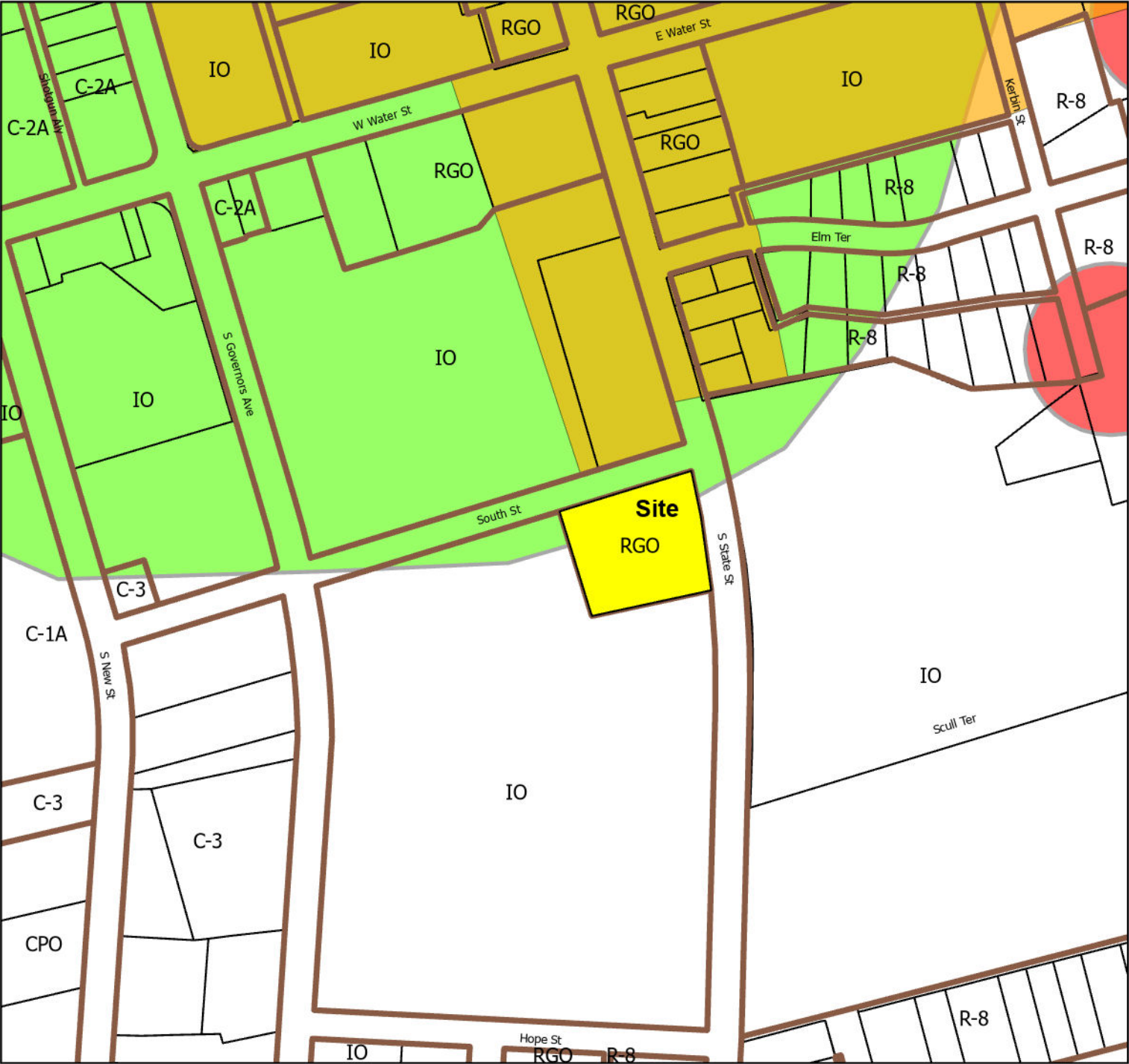
Proposed Zoning: IO (Institutional and Office Zone)
SWPOZ (Source Water Protection Overlay Zone)

Reason for Request: Rezoning the property for a future hospital expansion

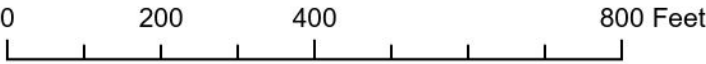
File Number: Z-25-01

Ordinance Number: 2025-15

This is presented for referral of the Rezoning Application to the Planning Commission as per Zoning Ordinance, Article 10 §5.



Title: Rezoning Lands of Bayhealth Medical Center Inc
Ordinance #: 2025-15
Addresses: 600 South State Street
Parcel ID: ED05-077.13-01-48.00
Existing Zoning: RGO (General Residence & Office Zone)
Proposed Zoning: IO (Institutional & Office Zone)
Owner: Bayhealth Medical Center, Inc.
Date: 9/22/2025



Legend

Subject Property

Dover Boundary

Zoning

Kent County Parcels

Dover Parcels

SWPOZ Tier 1

SWPOZ Tier 2

Historic District

ARCHITECTURE
ENGINEERINGover, DE

09 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

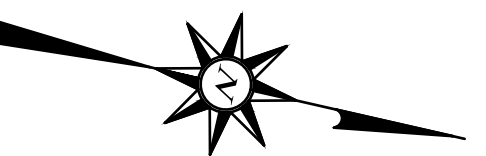
isbury, MD

512 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington, NC

05 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com



PROJECT TITLE

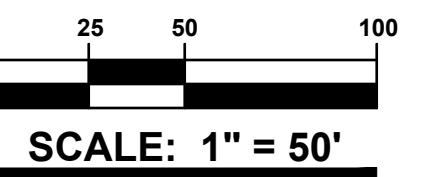
**BAYHEALTH
MEDICAL
CENTER, INC**

TAX PARCEL:
02-05-07713-01-4800-000

600 SOUTH STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

REZONING PLAN



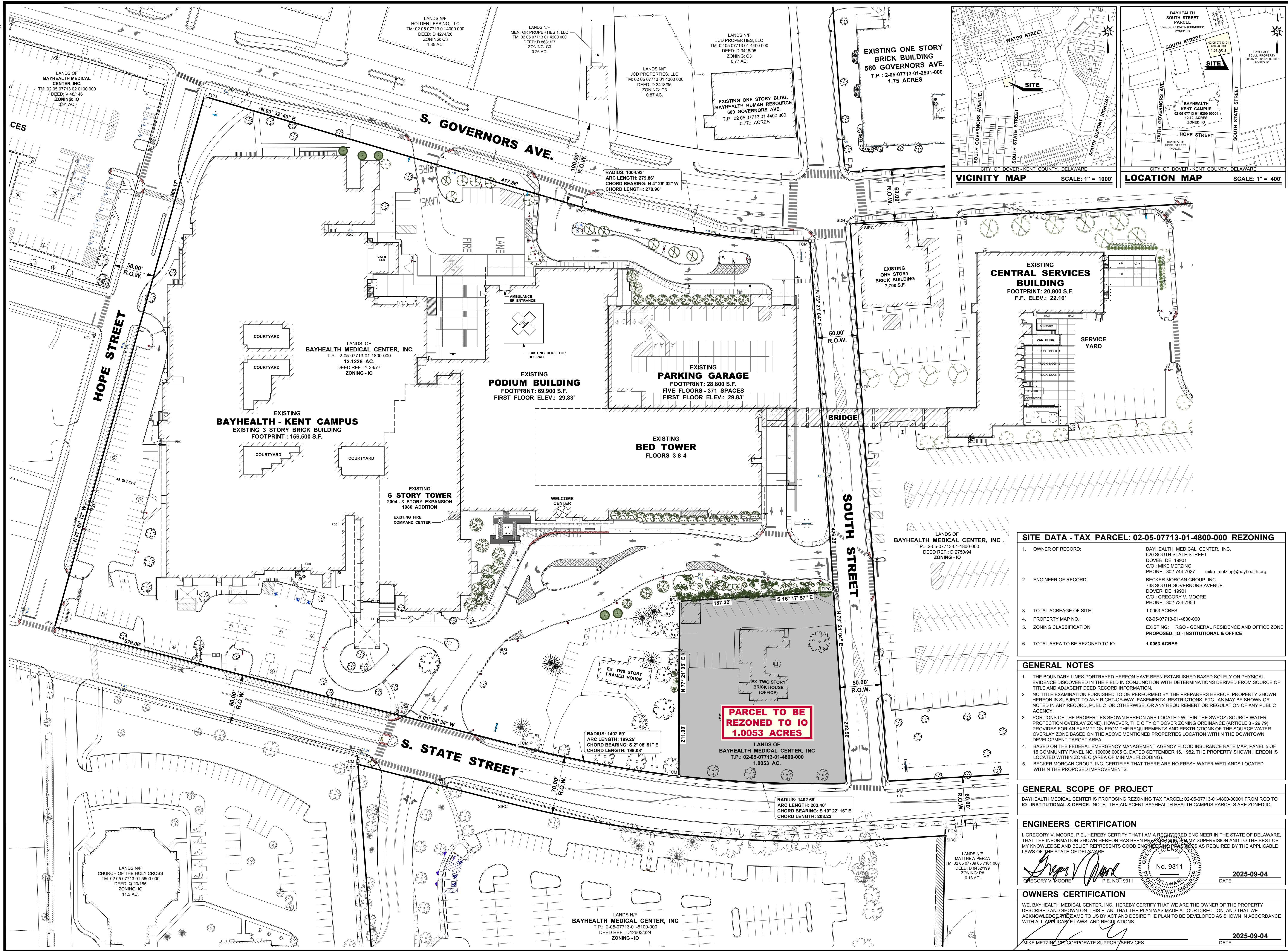
SSUE BLOCK

DATE: 07-29-20
 TIME: 16:18
 PROJECT NO.: 2019-184.50
 SCALE: AS SHOWN
 DRAWN BY: M.A.R. PROJ. MGR.: M.A.R.
 SHEET

1 OF **1**

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FIRST READING

PROPOSED ORDINANCE #2025-15

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF
THE CITY OF DOVER CHANGING THE ZONING DESIGNATION OF PROPERTY
LOCATED AT 600 SOUTH STATE STREET**

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

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property below from RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) to IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water protection Overlay Zone) to IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) on that property located at 600 South State Street (on the southwest corner of South State Street and South Street), consisting of 1.0053 acres^{+/-}, owned by Bayhealth Medical Center, Inc.

(Tax Parcel: ED-05-077.13-01-48.00-000; Planning Reference: Z-25-01; Second Council District)

ADOPTED: *

Action History

09/22/2025 – Scheduled for First Reading – City Council