

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on July 28, 2025, at 6:30 p.m. with Council President Neil presiding. Council members present were Ms. Hall, Mr. Boggerty, Mr. Anderson (via Webex), Dr. Pillsbury (via Webex), Mr. Rocha, Dr. Sudler (via Webex), and Mr. Lewis (via Webex). Ms. Arndt was absent.

Staff members present were Deputy Chief Kuntzi, Ms. Marney, Mr. Hugg, Mr. Rodriguez, and Ms. Bennett. Mayor Christiansen was also present. Ms. Melson-Williams was absent.

OPEN FORUM

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

Heather Contant, Director of Government and Community Relations for Delaware Municipal Electric Corporation (DEMEC), extended a personal invitation to the 2025 Annual Delaware Municipal Electric Corporation (DEMEC) Dinner, scheduled for Wednesday, September 17th, from 5:00 p.m. to 8:00 p.m. at Bally's Dover Casino Resort. The event will include member awards recognition, highlighting the Light Up Navajo crew, featuring two (2) of Dover's line workers, and an energy industry panel discussing state and federal impacts on energy resource planning and energy costs.

William G. Faust, Jr., 136 Orchard Avenue, expressed frustration that his questions have gone unanswered and have not been added to the agenda. He requested that three (3) items be included in the next agenda: a charter change to eliminate raises during tough times, recording of public forums, and a breakdown of corporate tax totals over the past two (2) years. He criticized the proposed cancellation of the August 25th and 26th meetings, arguing that the city faces too many unresolved issues, such as rising gun crime and prostitution, for meetings to be canceled. As a taxpayer, he urged officials to work around the clock until these problems are addressed.

Apollonia Rivera, 466 Barrister Place, requested that council consider putting funding into the budget to replace the 4,000 lights in communities, emphasizing the need for updated lighting in areas that have not yet been addressed. She noted that Barrister Place had already received Light-Emitting Diode (LED) lights and stressed the importance of ensuring all communities are treated equally. She highlighted that installing Light-Emitting Diode (LED) lighting across all neighborhoods is essential for improving safety and reducing crime. Recalling a past incident, she criticized Mr. Boggerty for opposing a fence installation based on inaccurate information, noting that the resident he consulted, Mr. Jack, already had a backyard fence. She raised concerns about the lack of fencing in her yard, which created safety risks as both criminals and police frequently pass through the area. She also expressed frustration that, while two (2) cameras have been installed in her neighborhood, the proposed alleyway cameras are still missing, and no updates have been given. She voiced disappointment over the lack of communication regarding her son's murder investigation and highlighted other concerns, including abandoned properties and youth support. She concluded by praising Officer Davis for administering Cardiopulmonary Resuscitation (CPR) to her son in his final moments, urging formal recognition of his service.

Cleveland Wilson, 234 North Kirkwood Street, reflected on a recent meeting where an activist noted that asking young children to give up their guns, as guns often represent a sense of protection from a young age. He questioned what alternatives are being offered to those children and emphasized the need for preventative measures. He emphasized that the focus should shift

from reacting to problems to preventing them by educating and supporting youth before they are pressured to join gangs or feel unsafe due to social isolation. He noted that he has been asking for such prevention efforts for several weeks. He expressed gratitude to Mr. Boggerty and a few other individuals who attended that meeting.

Lachelle Paul, 55 Glenn Street, thanked council members who supported Holy Trinity's Youth Empowerment Event and stressed the importance of continuing youth-focused initiatives. She highlighted that there was an outreach for the youth who are seeking opportunities and want to be active, positive contributors to the community, including access to work programs. She urged both the community and local government to take a proactive approach, emphasizing the need for resources to empower the youth and keep them off the streets. She noted that times have changed significantly over the past 30 years, and city leadership must become more engaged in daily community life. Without meaningful involvement, she warned, the cycle of youth incarceration and violence would continue.

INVOCATION

The invocation was given by Elder Ellis Louden.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Rocha.

ADOPTION OF AGENDA

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

ADOPTION OF CONSENT AGENDA

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

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

PRESENTATION – THE DREAM INITIATIVE: A NEW DELAWARE WAY

Ms. Heather Christopher, Chief of Staff of The Dream Initiative, reviewed The Dream Initiative: A New Delaware Way Presentation. **(Exhibit #1)**

Responding to Ms. Hall, Ms. Christopher stated that she could provide a copy of the presentation. She noted that the presentation was on YouTube and that she could provide the link for that.

Responding to Mr. Rocha, Ms. Christopher stated that the presentation had already been given to the Wilmington City Council, which expressed its support. She noted that they have established their 501(c)(3), are incorporated in Delaware, and have received their EIN. They are now seeking support and funding. She shared the background of The Dream Initiative, highlighting that the speaker, Mr. Fenel Baine, was wrongfully sentenced to 91 years in prison. During his

incarceration, he witnessed severe hardships and was now committed to preventing others from experiencing similar situations by addressing incarceration and violence before they happen.

Responding to Mr. Rocha, Ms. Christopher explained that Mr. Baine had written a 40-page document outlining how the initiative was to be planned. He emphasized that this was Mr. Baine's dream, something he had been developing over the past 20 years while incarcerated.

Responding to Mr. Rocha, Ms. Christopher clarified that Mr. Baine was from Seaford, Delaware. She noted that he was at Sussex Correctional Institution (SCI).

Responding to Mr. Rocha, Ms. Christopher clarified that she was acting on his behalf and preparing everything for Mr. Baine.

Responding to Ms. Christopher, Mr. Rocha stated that he would like to set up a meeting and get more information about how the foundation's framework operated. He asked if she could drop off the 40-page document at the City Clerk's Office.

Responding to Mr. Rocha, Ms. Christopher stated that she would give him the information to contact Mr. Baine.

Responding to Ms. Hall, Ms. Christopher clarified that there was a component of the initiative specifically focused on women. She explained that Mr. Baine established the foundation in his daughter's name to address women's needs in particular. She noted that their priority was to get the foundation started first, with plans to further develop into the next phase.

Responding to Dr. Sudler, Ms. Christopher stated that she was unsure how far Mr. Hayward Evans had progressed with his initiative. She noted that Mr. Evans, along with Mr. Baine, was one of the founders of the foundation. Although she does not have direct contact with him, she was aware that Mr. Evans had been working with Mr. Baine on the foundation.

Responding to Ms. Christopher, Dr. Sudler asked if she could inform Mr. Evans that he had inquired about him and that they were still working on the situation and his documents. He also offered his support, requesting Ms. Christopher let Mr. Evans know if there was anything he could do to help.

Responding to Ms. Christopher, Mr. Neil stated that, based on the complaints he has heard from individuals during the open forum, the foundation could play a vital role in providing the help individuals were seeking due to its mission and activities. He acknowledged that while different efforts have been made at various times, bringing the initiative forward could be a tremendous asset statewide. He noted that she had received a positive response from council members, applauded her efforts, and expressed hope that she would return once the foundation had been fully established.

Responding to Ms. Christopher, Mr. Rocha asked for her contact information, including her email.

Ms. Christopher stated that they had already presented in Wilmington, with Dover as their

second stop. Their next destination was Seaford, after which they planned to approach Governor Matt Meyer regarding the foundation. She emphasized that their goal was to cover the entire state of Delaware, aiming to make a difference starting in the State of Delaware, with hopes of eventually expanding beyond the state.

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF JULY 14, 2025

The Minutes of the Regular Council Meeting of July 14, 2025 were unanimously approved by motion of Mr. Rocha, seconded by Ms. Hall, and bore the written approval of Mayor Christiansen (Arndt absent).

COUNCIL COMMITTEE OF THE WHOLE REPORT - JULY 15, 2025

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

ADOPTION OF AGENDA

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

Council Reports – June 2025

First District

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

Mr. Rocha was absent; no report was given.

Second District

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

Mr. Lewis reported overseeing the completed paving project on Elm Terrace, which he and the local residents had been anticipating for several months. He noted that he had received numerous complaints about vehicle damage being caused by a large ditch at the end of the road. With support from Sharon Duca, Assistant City Manager, and the Public Works Department, the project was

completed, the ditch was leveled, and the resident's expressed satisfaction. Mr. Lewis also addressed constituent concerns about rising utility bills and ongoing frustrations related to Barrister Place, noting that many residents are upset with both the police and elected officials. He reported assisting Clearview Meadows with the completion of their Neighborhood Watch Program, which is expected to be finalized soon. He concluded by emphasizing the widespread discontent among residents regarding local elected officials and law enforcement.

Third District

Ms. Arndt reported attending many of the same events as her colleagues. She shared that a constituent had reached out to inform her that the new principal of the soon-to-be Central Elementary School (formerly Central Middle School) was interested in connecting with the neighborhood to establish a line of communication. This outreach led the constituent to express interest in reestablishing the neighborhood association, which has been dormant for the past few years. Ms. Arndt also reported that the link downtown would be returning with a broader scope. This, in turn, raised the question of whether there is an updated list of neighborhood associations within Dover. She stated she would be willing to work with the City Clerk's Office to update the list, as she felt it would be a valuable tool for sharing information about programs and volunteer opportunities, helping neighborhoods come together and support one another.

Fourth District

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

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

At-Large

Mr. Boggerty reported attending the Fourth of July Parade and fireworks. He shared that he met with the Chief of Police to review the viral video that had been circulating, in order to understand the incident and identify opportunities for improvement. Mr. Boggerty also commended a city employee named Sean, who

was seen at 6:00 a.m. walking along Loockerman Street, picking up trash and cleaning the area. He explained that it was hot and muggy that day, and there are more employees like Sean who represent Dover. He acknowledged their heart and dedication to the area they serve and the city. He expressed his gratitude to all the city employees. He attended the Capital Green Community Day to show support for residents closely connected to the area, particularly in light of the tragic incident that occurred there last year. He emphasized the importance of supporting positive community efforts and concluded by noting it had been a very busy month, during which he engaged with numerous constituents.

Council President Neil

Council President Neil reported attending the African American Festival and the Fourth of July Parade. After the Barrister Place shooting, he organized a meeting at Manchester Square, with Dover Housing Authority (DHA) staff, Chief Johnson, and two of his staff. He also reviewed the full camera footage of the car reported stolen by the New York Police, which was stopped by Dover Police along with Mr. Boggerty, Mr. Rocha, and Mr. Anderson. Mr. Neil reported attending the Habitat for Humanity Ceremony at 223 South Cecil Street and a meeting with the mayor, Mr. Anderson, and the Kent County Economic Partnership (KEP) to discuss potential economic development. He was a guest speaker along with State Senator Eric Buckson at the James H. Groves Adult High School graduation at Del-Tech. He attended a library board meeting along with the City of Dover Police Department Virtra Training System demonstration. He reported receiving a complaint regarding a food truck illegally parked on North New Street with lots of trash around it. He thanked Eddie Kopp for acting immediately in addressing the issue. He drafted a column for the July edition of the Modern Maturity Center Bulletin that was set up originally by Mr. Anderson. He asked Mr. Rocha to draft a column on the new Efficiency Smart Program for the August edition and Ms. Arndt to draft a column on Parks and Recreation for the September edition. He reported drafting commentary on the police department, which was published in the Delaware State News, where an organization has tried to paint the city council and police department in a bad light. He attended the Construction and Property Maintenance Code Board of Appeals meeting in June along with Mr. Boggerty and Mr. Rocha. He received a written letter from a Nimitz Road homeowner expressing traffic complaints and problems with a student during the school year. He shared her letter with Chief Johnson and the Capital School District Superintendent. On behalf of Ms. Arndt and himself, he sent a Third District alert to the civic leaders. He reported exchanging emails with the Mayor of Little Creek the morning after the budget was passed concerning the electric rate increases. He addressed emails from a constituent on group homes and thanked Eddie Kopp for his help in addressing the concerns as well. Lastly, he consulted with the new president of the Delaware Manufactured Homeowners Association at her request and published a four-page newsletter for Wild Meadows Homeowners Association at the request of the president.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

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

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

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

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

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

By consent agenda, Mr. Rocha moved for approval of the Committee's recommendation, seconded by Ms. Hall and carried by unanimous roll call vote (Arndt absent).

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

Mr. Johnathan Flamer, 514 S. Greenberry Lane, Dover, Delaware, questioned the PowerPoint presentation from the previous Monday in relation to electricity usage. He asked what the estimated average home usage of electricity was. He stated that they explained that the average home would only increase by twenty to thirty dollars. After looking at the number they presented and looking at his own home, his usage is almost three times lower than what the average house was using in the presentation. He explained that he asked Dr. Sudler to look into what housing developments they were looking at when they came up with the projected numbers for the increases that had been scheduled to begin on the first of August for the residential areas.

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

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

By consent agenda, Mr. Rocha moved for acceptance of the Council Committee of the Whole Report, seconded by Ms. Hall and carried by unanimous roll call vote (Arndt absent).

QUARTERLY REPORTS

Members were provided the Capital Review - Capital Investment Plan (CIP) (April, May, June 2025), and Quarterly Revenue Report as of June 30, 2025.

By consent agenda, Mr. Rocha moved for acceptance of the Capital Review CIP Report and the Quarterly Revenue Report as of June 30, 2025. The motion was seconded by Ms. Hall and carried by a unanimous roll call vote. (Arndt absent)

PROPOSED CANCELLATION OF AUGUST 25 AND 26, 2025 MEETINGS

Dr. Sudler explained on the record that the meetings were cancelled so that council and staff members could take vacations, take care of personal matters, or do whatever was needed. He further explained that even though being a councilperson was a part-time job, for most, it was a full-time job.

Mr. Rocha stated that although meetings are being canceled during this time of year, the work does not stop. He emphasized that they were still actively working throughout the week, even without meetings.

Mr. Anderson explained that it was a slower time for businesses, and he further stated that it was also time for the staff to plan vacations prior to the Labor Day Holiday and around the Christmas Holiday. Mr. Anderson also mentioned that even though the meetings were cancelled, council members do not turn their phones off or stop answering emails.

Dr. Sudler moved to approve the cancellation of the August 25th Regular Council Meeting and the August 26th Committee of the Whole Meetings for 2025, seconded by Mr. Anderson, and was unanimously carried. (Arndt absent)

CITY MANAGER'S ANNOUNCEMENTS

Mr. David S. Hugg, III, City Manager, announced that the City of Dover has hired a new Customer Service Director, Andrea Griffin. Mr. Hugg explained that she has hit the floor running, and he hopes to introduce Ms. Griffin to council at a future meeting.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen announced that he agreed with Ms. Hall that women needed assistance, too, not just men. Mayor Christiansen reminded everyone that the Second Annual Caribbean Carnival will take place on Saturday, August 16, 2025. The parade starts at 11:00 a.m.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Boggerty wanted to clarify for the record that he was misquoted during the Open Forum

regarding comments about Barrister Place. He stated that he did not speak to Mr. Jack, a resident of Barrister Place, and explained that from a cultural standpoint, he opposed putting up a fence around the community as a response to a troubled area, as it could give the impression of creating “the projects” type environment. He emphasized that the area has value and is worth investing in. He did not want the area to appear separated from the rest of the city for negative reasons. He expressed his support for the residents of Barrister Place.

Mr. Neil stated that there was a critical blood shortage in the area and encouraged anyone interested in donating to call 1-888-825-6630 or visit the Blood Bank of Delmarva – Dover Donor Center at 221 Saulsbury Road to schedule an appointment.

Meeting adjourned at 7:08 p.m.

ANDRIA BENNETT
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of July 28, 2025, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

Exhibits

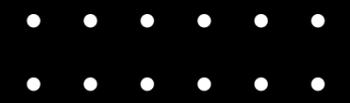
Exhibit #1 - The Dream Initiative: A New Delaware Way Presentation

The

D.R.E.A.M.

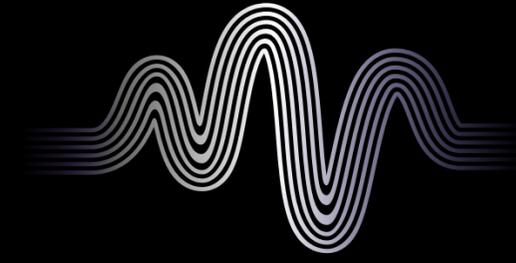
(DILIGENTLY REALIZING EVERY ASPIRATION MANIFEST)

Initiative



THE DREAM

BY: FENEL BAINÉ



2025

Founders



HAYWARD



FENEL



JOSH

TRANSITIONAL HOUSING

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



VANGUARDS

- EX-OFFENDERS

- CHANGE AGENTS

- COMMUNITY LEADERS

- LEAD

REPRESENTATIVES
OF EACH PROGRAM



S E R V I C E M E N

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

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

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



VIOLENCE INTERVENTION



- CONFLICT
RESOLUTION

- ANGER
MANAGEMENT

- DIPLOMACY

THE DREAM ACADEMY



- ALL AGES
- DEVELOPING
MINDS
- REBUST
CURRICULUM

TRUE HISTORY
LAW
FINANCIAL LITERACY
ENTREPRENEURSHIP
CHARACTER
DEVELOPMENT

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

S . T . E . A . M .

L I F E S C I E N C E S

W O R K E T H I C S



TRAUMA RECOVERY CENTERS

- HOSPITAL BASED
- PROCESS PAIN
- TREATMENT
AND HEALING



DIVISION OF COMMUNITY STRUCTURE

- STRUCTURE

- COMMUNITY
LEADERSHIP

- DEVELOPMENT

- ADDRESSING
COMMUNITY
NEEDS AT AT
DIFFERENT LEVELS



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

- D O M E S T I C

S A N C T U A R I E S

- S A F E H A V E N



C H I L D R E N S A F E T Y

ROOT AND RISE GARDEN
& SOUP KITCHEN

GIVING TO THE
PEOPLE

HEALTHY
FOODS

FEEDING
FUTURES

FOOD IS
LOVE

END FOOD
APARTHEID



COMMUNITY PROGRAMS

CHARACTER
ENRICHMENT



PARENTHOOD



PEER SUPPORT AND MENTOR GROUPS

MENTOR GROUPS

PARTY BUSES

SPORTS
LEAGUES



SUBSTANCE ABUSE PROGRAMS

AROUND THE CLOCK
TREATMENT

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

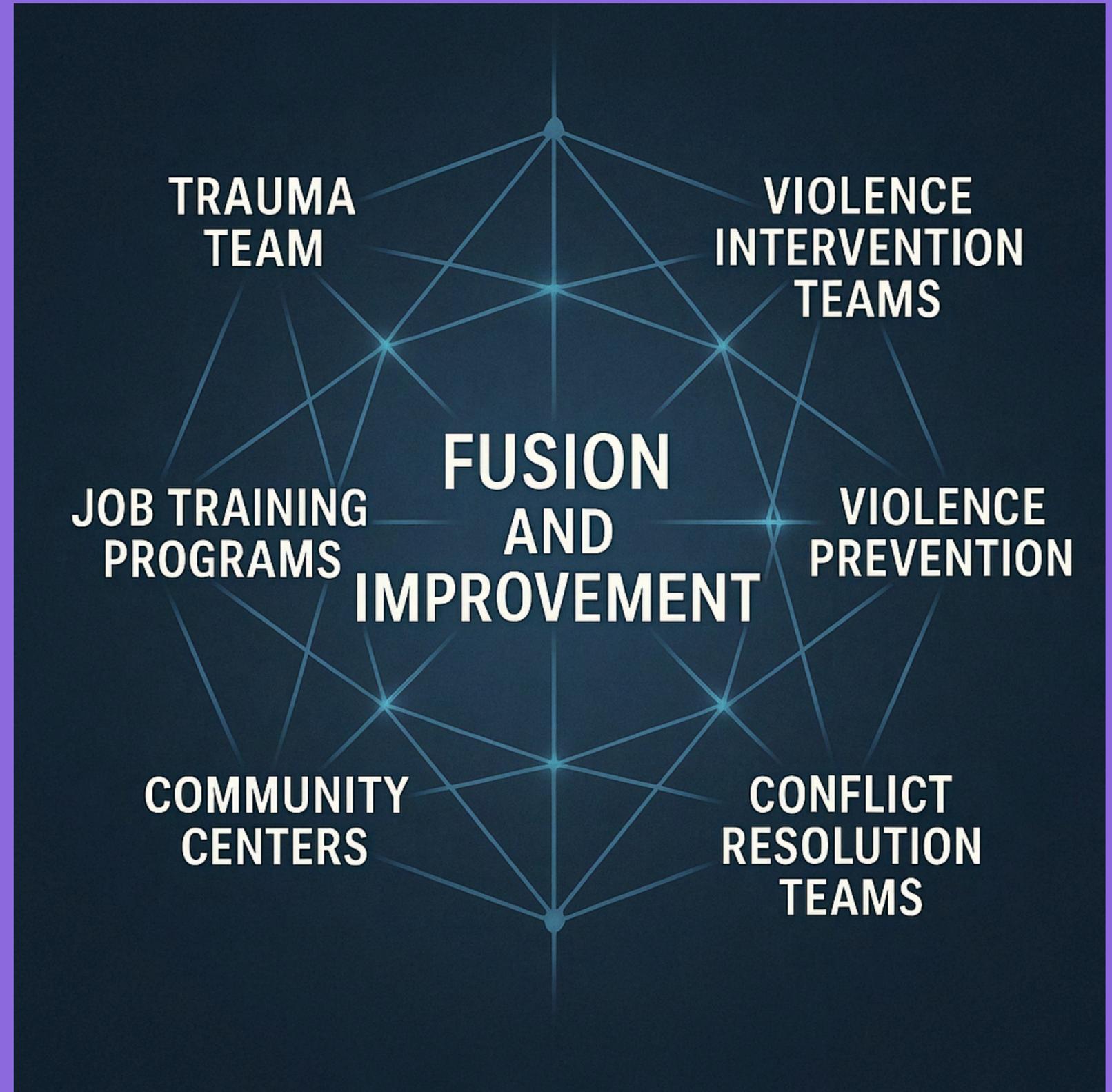


FUSION AND IMPROVEMENTS

REVIEW ALL
PROGRAMS

IMPROVE
EFFICIENCY

OPTIMIZE
THEIR
STRENGTH



R E I M A G I N I N G J U S T I C E

R E T R I B U T I V E J U S T I C E

R E S T O R A T I V E J U S T I C E

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

PRISON SYSTEMS

RETRIBUTION

DETERRENCE

INCAPACITATION

REHABILITATION



PRODIGAL CHILDREN

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



THE DREAM INITIATIVE

dreamstime.com

