

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on September 22, 2025, at 6:30 p.m. with Council President Neil presiding. Council members present were Ms. Hall (via WebEx), Mr. Boggerty (via WebEx), Dr. Pillsbury (joined via WebEx at 6:36 p.m.), Mr. Rocha (via WebEx), Dr. Sudler, and Mr. Lewis. Mr. Anderson and Ms. Arndt were absent.

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

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.

William G. Faust, Jr., 136 Orchard Avenue, addressed his questions and concerns to Mr. Hugg (**Exhibit #1**). He stated that his questions were straightforward and requested that any unanswered items be placed on next month's agenda. He noted that, despite assurances that Council members would respond, he had not received answers and emphasized that constituents deserve accountability and timely responses to their questions.

INVOCATION

The invocation was given by Elder Ellis B. Loudon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Brian Lewis.

ADOPTION OF AGENDA

Dr. Sudler moved for adoption of the agenda, seconded by Mr. Lewis, and carried unanimously. (Anderson, Pillsbury, and Arndt absent)

ADOPTION OF CONSENT AGENDA

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

Mr. Lewis moved for adoption of the consent agenda, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

PROCLAMATION – THANK A POLICE OFFICER DAY

The City Clerk read the following Proclamation into the record:

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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Sergeant Nate Warren and Patrolman First Class Demetrius Stevenson.

PROCLAMATION – NATIONAL CONSTITUTION WEEK 2025

The City Clerk read the following Proclamation into the record:

WHEREAS, it is the privilege and duty of the American people to commemorate the two hundred and thirty-eight 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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Ms. Dot Warren, Daughters of the American Revolution (DAR).

Ms. Warren, speaking on behalf of the National Society of the Daughters of the American Revolution (NSDAR), the Delaware Association, and the Colonel John Haslett Chapter, thanked Council and Mayor Christiansen for honoring the Constitution. She noted that preparations were underway for the 250th anniversary and expressed interest in continuing to work with Dover. She shared that the Daughters of the American Revolution (DAR) has 68 members statewide who gather in Dover and highlighted their garden at Independence Mall near the Liberty Bell, which has been enhanced with perennial plantings symbolizing the American flag. She invited everyone to visit the garden and emphasized the Daughters of the American Revolution (DAR) commitment to honoring Dover, the Constitution, and America.

PROCLAMATION – NATIONAL HISPANIC HERITAGE MONTH

The City Clerk read the following Proclamation into the record:

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 Americans 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 continues to shape our city as business owners, activists, artists, public servants, leaders, educators, laborers, 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, which contributes to the City of Dover's 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, DELAWARE, 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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Tony Velázquez, Founder of the Hispanic Organization of Latin Americans (HOLA).

Mr. Velazquez expressed gratitude to the City Council and the City of Dover, noting that the organization's accomplishments over the past three (3) years would not have been possible without their support. He highlighted the annual community festival, which attracted participants

from as far as Connecticut and Virginia, and emphasized that the organization was continuing to grow and would benefit from ongoing support.

PROCLAMATION – GFWC DELAWARE INTERNATIONAL DAY OF SERVICE TO END DOMESTIC AND SEXUAL VIOLENCE 2025

The City Clerk read the following Proclamation into the record:

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 to combat against domestic and sexual violence; and

WHEREAS, The Dover Century Club has partnered with domestic and sexual violence organizations throughout Dover, Delaware, 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 AND SEXUAL VIOLENCE**, in the City of Dover, and urge all citizens to participate by donating food and needed supplies.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Jerry Travers, Ms. Nancy Hall, Ms. Trish Rodriguez, and members of the Dover Century Club.

Ms. Hall expressed gratitude to Ms. Rodriguez, Ms. Deborah Johnson, Ms. Bobby Jones, Dr. Pillsbury, and the other 60 women of the General Federation of Women’s Clubs (GFWC) for their achievements, particularly their work addressing domestic violence.

Ms. Jones expressed gratitude for the recognition of the Dover Century Club and noted that, under the General Federation of Women’s Clubs (GFWC), members work diligently and are

committed to supporting their community. She expressed optimism for continued achievements from the Dover Century Club.

PROCLAMATION – CHILDHOOD CANCER AWARENESS MONTH

The City Clerk read the following Proclamation into the record:

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 of age and 85,480 adolescents and young adults 15 – 39 years of age 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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to King Lion, Ms. Tami Wilson, Dover Lions Club.

Ms. Wilson, on behalf of the Dover Lions Club, expressed gratitude for the recognition of their work within the district and community. She highlighted the club's ongoing efforts, including eye screenings, food distribution, donations of medical equipment, and participation in Code Purple, and emphasized their commitment to continued service.

PROCLAMATION – CYBER SECURITY AWARENESS MONTH

The City Clerk read the following Proclamation into the record:

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 multi-factor authentication, updating software, and recognizing scams to protect individuals and organizations from cyber threats;

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 create resources for organizations to talk to their employees and customers about staying safe online;

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 that knowledge into practice.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Joe Simmons, Director of Information Technology (IT), with Ms. Sharon Duca, Assistant City Manager, accepting on his behalf.

On behalf of Mr. Simmons, Ms. Duca highlighted the Information Technology (IT) Department’s efforts to enhance the City of Dover’s security. She noted that the department was actively collaborating with state and federal partners on grants and ongoing projects and mentioned that cybersecurity training was scheduled for next month. She extended special thanks to Mr. Simmons and his team for their dedication to keeping the city secure.

PROCLAMATION – FIRE PREVENTION WEEK

The City Clerk read the following Proclamation into the record:

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's 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 residents to make sure they are familiar with lithium-ion battery usage.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Fire Chief David Carey, 2nd Fire Line Captain Nick Senne, and Deputy Fire Marshal Jason Osika.

Fire Chief Carey expressed gratitude for the support of the fire department and volunteers who have served the department and their efforts for Fire Prevention Week every year. He noted that they had reached out to 5,500 children throughout the City of Dover, which included some public events that were attended, and throughout the school districts, where they got to provide fire prevention activities. He also mentioned that they look forward to a new year and to hopefully reach out to more children than they did last year to provide fire safety for children throughout the city.

2nd Fire Line Captain Senne expressed gratitude to the City Council, residents, school districts, day cares, and other child-focused facilities for their support. He emphasized the importance of fire prevention and safety education, noting that their outreach has already reached over 3,000 children before Fire Prevention Week. With the upcoming events, he estimated that the department would reach over 10,000 children this year.

Deputy Fire Marshal Osika expressed gratitude for the fire department's ongoing efforts, noting that Fire Prevention Week has been a long-standing tradition. He thanked the department for their year-round involvement in community events, including local schools, and offered personal thanks to Deputy Marshals Sean Christiansen and Phillip Lewis.

PROCLAMATION – NATIONAL COMMUNITY PLANNING MONTH

The City Clerk read the following Proclamation into the record:

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, DELAWARE, 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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Ms. Sharon Duca, Assistant City Manager, and Ms. Dawn Melson-Williams, Principal Planner.

Ms. Melson-Williams expressed gratitude to the citizen planners serving on the Planning Commission. She noted that nine members are appointed to address zoning and land use issues each month. She also acknowledged the work of associated boards and commissions, including those responsible for enforcing the zoning ordinance, the Board of Adjustment, and the Historic District Commission, emphasizing the collaborative effort required to help residents understand the rules outlined in the Dover Code of Ordinances.

Ms. Duca expressed gratitude to Mayor Christiansen, members of Council, and Mr. Hugg for their support of the Planning Department over the past few challenging years. She also thanked supporting departments, including GIS, and acknowledged Ms. Melson-Williams for her determination and diligence, noting her critical role in keeping operations running smoothly.

PROCLAMATION – PUBLIC POWER WEEK

The City Clerk read the following Proclamation into the record:

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, continue to make our community a better place to live and work, and contribute 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, DELAWARE, 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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Paul Waddell, Electric Director.

Mr. Waddell stated that public power was a valuable asset for communities, noting that, as highlighted in the proclamation, 2,000 public power organizations nationwide help keep resources and funds within their municipalities. He emphasized the importance of municipal ownership of utilities and, on behalf of his team, thanked Mayor Christiansen and Council for their support.

Mr. Neil stated that public power was an ongoing endeavor and emphasized the importance of electricity in daily life. He noted that on September 17th, Dover's electric reliability was recognized as one (1) of only three (3) Delaware communities performing significantly above the

national average at the annual Delaware Municipal Electric Corporation meeting. He expressed deep gratitude to the Electric Department and highlighted linemen Brian Kempista and Liam Maher, who volunteered their time to wire 200 homes in the Navajo Nation territory, recognizing their humanitarian efforts.

PROCLAMATION – HALLOWEEN TRICK-OR-TREAT

The City Clerk read the following Proclamation into the record:

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 BE HELD ON FRIDAY THE 31ST DAY OF OCTOBER 2025, BETWEEN THE HOURS OF 6:00 P.M. AND 8:00 P.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.

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF SEPTEMBER 8, 2024

The Minutes of the Regular Council Meeting of September 8, 2025, were unanimously approved by motion of Mr. Lewis, seconded by Mr. Neil, and bore the written approval of Mayor Christiansen. (Anderson, Pillsbury, and Arndt absent)

COUNCIL COMMITTEE OF THE WHOLE REPORT OF – SEPTEMBER 9, 2025

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.

By consent agenda, Mr. Lewis moved for approval of the Committee's recommendation, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

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.

By consent agenda, Mr. Lewis moved for approval of the Committee's recommendation, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

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.

By consent agenda, Mr. Lewis moved for approval of the Committee's recommendation, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

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 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.

By consent agenda, Mr. Lewis moved for approval of the Committee's recommendation, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

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.

By consent agenda, Mr. Lewis moved for approval of the Committee's recommendation, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

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.

By consent agenda, Mr. Lewis moved for approval of the Committee's recommendation, seconded by Mr. Neil and carried by a unanimous roll call vote (Anderson, Pillsbury, and Arndt absent).

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.

By consent agenda, Mr. Lewis moved for acceptance of the Council Committee of the Whole Report, seconded by Mr. Neil and carried by a unanimous roll call (Anderson, Pillsbury, and Arndt absent).

FIRST READING OF PROPOSED ORDINANCE #2025-15 – REZONING REQUEST FOR LANDS OF BAYHEALTH MEDICAL CENTER, INC. AT 600 SOUTH STATE STREET

A request was received to rezone property located at 600 South State Street, consisting of 1.0053 acres +/-, owned by Bayhealth Medical Center, Inc. This property is currently zoned RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning is an IO (Institutional and Office Zone) and is partially subject to the SWPOZ (Source Water Protection Overlay Zone). Staff recommended that the request be referred to the Planning Commission for a public hearing on October 20, 2025, and that a Public Hearing/Final Reading be set for November 10, 2025, at 6:30 p.m. (Tax Parcel: ED-05-077.13-01-48.00-000; Planning Reference: Z-25-01)

Dr. Sudler moved for referral, as recommended, seconded by Mr. Neil, and unanimously carried (Anderson and Arndt absent).

Ms. Dawn Melson-Williams, Principal Planner, briefed the members of council on the proposed Ordinance #2025-15 – Amending the Zoning Ordinance and Zoning Map of the City of Dover by Changing the Zoning Designation of Property Located at 600 South State Street.

In accordance with Section 1-9 of the Dover Code, Council acknowledged the First Reading of the proposed Ordinance as read by the City Clerk, by title only, as follows:

ORDINANCE #2025-15 – AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 600 SOUTH STATE STREET.

CITY MANAGER'S ANNOUNCEMENTS

Mr. Hugg referred to Mr. Neil's comments regarding the Electric Department, stating that the department was outstanding. He noted that they had received numerous awards and recognitions at the Delaware Municipal Electric Corporation annual dinner and offered congratulations for the department's hard work and dedication to the City of Dover.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen clarified that the City of Dover did not directly receive \$28 million from the opioid settlement, noting that the funds were shared among the State, counties, and municipalities involved in the lawsuit. He suggested that a portion of the funds could be requested for the Aquatic Center, citing its therapeutic value, and emphasized the need for resources to address crises facing the city. He announced that Dr. Sudler will chair a Blue Ribbon Working Group to prepare recommendations for Dover's funding request by January 26, 2026. Mayor Christiansen also expressed strong support for establishing a rehabilitation and addiction center in Kent County, suggesting the old Family Court building as a possible location.

Dr. Sudler began by expressing gratitude to the Lord and Savior, Jesus Christ, and to Mayor Christiansen for the opportunity to address long-term solutions to challenges facing the City of Dover. He emphasized that the responsibility for safety and well-being was taken very seriously. He stated that he was looking for a mixed-methodology approach to a long-term sustainable plan

to get opioid users off the streets and into optimal well-being treatment facilities, so that they become better and more productive constituents in the Capital of Dover. He noted that the committee will focus on risk factors, public safety concerns, and legal issues related to opioid use and associated challenges. He also announced that Senator Buckson, Delaware University Representative Bernard Pratt, and Mr. Samuel Simmons have joined the committee. He concluded by expressing appreciation to Mayor Christiansen, God, and Team Dover for supporting the effort to enhance the city and make it greater than ever.

Mr. Neil mentioned that it was Dr. Sudler's birthday.

Dr. Sudler asked if Elder Ellis B. Loudon could be allowed to come forward and say a prayer for the committee for their productivity and for cohesiveness, representing the city and Mayor Christiansen.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Lewis reported attending several events, beginning Friday with the Veterans Stand Down at Schutte Park, which was well-received and provided numerous resources for veterans in the community. On Saturday, he attended the ribbon-cutting ceremony for the New Calvary Church, and on Sunday, he participated in the 10th anniversary service for the United Church at Dover High School.

Ms. Hall stated that she wished to add to Mr. Lewis's remarks regarding the Veteran Stand Down event. She thanked everyone who had contributed and noted that she had committed some of her discretionary funds to the effort, adding that assistance was still needed to help cover some of the community expenditures. She encouraged others to consider donating to the Veteran Stand Down Committee and noted that the City Clerk had the necessary information to forward any donations.

Mr. Neil wished a L'Shanah Tovah to his fellow members of the Jewish faith as they celebrate the start of the Jewish New Year with services this evening. This marks the beginning of the holiest days of the year, which will conclude with Yom Kippur, the Day of Atonement, beginning on October 1st.

The meeting adjourned at 7:30 p.m.

ANDRIA L. BENNETT
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by the City Council during their Regular Meeting of September 22, 2025, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/AB

Exhibits

Exhibit #1 – Mr. Faust’s questions to Mr. Hugg